CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

[IGNORE_INDENT]

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, December 1, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Chris Woodard | Council Appointed | 4-year term | 1/1/24-12/31/27

Public input can be submitted in 1 of 2 ways:
-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
-Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - November 17, 2025

Approve Change to 2026 APC Meeting Dates

Review Rules of Procedure

CONSENT AGENDA

No Items.

ITEMS OF BUSINESS

Plan Commission Order 25-07
Amend Eagletown EDA

Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Eagletown Economic Development Area.
(Rachel Baker - Rbaker@westfield.in.gov)

Plan Commission Order 25-08
Amend East Side EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendment to the Declaratory Resolution and Economic Development Plan for the East Side Economic Development Area (Aurora).
(Rachel Baker - Rbaker@westfield.in.gov)

Plan Commission Order 25-09
Amend Grand Junction EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendment of the Declaratory Resolution and Economic Development Plan for the Grand Juction Economic Development Area (Social Square Allocation Area).
(Rachel Baker - Rbaker@westfield.in.gov)

Plan Commission Order 25-10
Hamilton Crossroads EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving the Declaratory Resolution and Economic Development Plan for the Hamilton Crossroads Economic Development Area and Allocation Area.
(Rachel Baker - Rbaker@westfield.in.gov)

2504-PUD-04
Towne Road Crossing Planned Unit Development (PUD) Amendment I
Generally located South of and adjacent to State Road 32, West of Little Eagle Creek Avenue.
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

2509-PUD-18
Schlegel Commerce Park Planned Unit Development (PUD)
Generally located at 20125 Grassy Branch Road.
Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

PUBLIC HEARING ITEMS

2512-PUD-20
Harmony Planned Unit Development (PUD) Amendment
1448 South Waterleaf Drive
Real Estate Equities Development, LLC, represented by Nelson & Frankenberger, LLC requests an amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2512-PUD-21
LPH/Community Planned Unit Development (PUD)
2222 & 2324 East 196th Street
Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C. requests a change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the LPH/Community Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.
Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2512-CP-01
City of Westfield Comprehensive Plan
Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation, utilities, housing, parks, and community services.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

2512-PUD-22
Sugarleaf Planned Unit Development (PUD)
2432 East 171st Street
David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Minutes - 11/17/2025

Monday, November 17, 2025 at 7:00 PM

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

7:00pm

YouTube Time: 0:00

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Victor McCarty, Billy Bunkowfst, Omar Khan, Ryan Mooney, Mark Keen.
Commissioners Present Virtually: None.
Commissioners Absent: Stephanie Carlson, Chris Woodard.
City Staff Present In-Person: Kevin Todd, Director; Ryan Collingwood, Senior Associate Planner.
City Staff Present Virtually: None.
Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - Corrected October 6, 2025; October 28, 2025; November 3, 2025

Request October 6, 2025, minutes reflect that Mr. Khan abstained from voting on the Consent Agenda.

Motion: Approve Meeting Minutes 10/6/25, 10/28/25, 11/3/25
By: Victor McCarty
Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA

YouTube Time: 2:54

Motion: Approve
By: Mark Keen
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2510-DDP-30
Pet Supplies Plus

17340 Farmers Bank Way.
William Gutrich by Greater Heights Corporation requests Detailed Development Plan review of a 7,252 square foot pet supply store on 1.08 acres +/- in the Maple Knoll Planned Unit evelopment PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2511-DDP-38
Westfield Washington Schools Main Campus Updates - Phase II
Generally located at 17710 Shamrock Boulevard.
The Veridus Group by Westfield Washington Schools requests Detailed Development Plan review for new school circulation and other corresponding site improvements on 38.58 acres +/- in the SF3 District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

WORKSHOP ITEMS

2509-PUD-18
Schlegel Commerce Park Planned Unit Development (PUD)
Generally located at 20125 Grassy Branch Road.
Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1:
Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

YouTube Time: 3:49

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04
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(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.
Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 27:56

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Victor McCarty
Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

WESTFIELD WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

2026 ZONING PETITION

SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	TECHNICAL ADVISORY COMMITTEE	COUNCIL INTRODUCTION	PUBLIC NOTICE DEADLINE	PUBLIC HEARING MEETING	WORKSHOP MEETING
	Friday Noon	Tuesday 9:00 AM	Monday 7:00 PM	Friday	Monday 7:00 PM	Monday 7:00 PM
JANUARY	11/26/25	12/16/25	12/22/25	01/02/25	01/14/26	01/20/26
FEBRUARY	01/02/26	01/20/26	01/26/26	01/23/26	02/02/26	02/17/26
MARCH	01/30/26	02/17/26	02/23/26	02/20/26	03/02/26	03/16/26
APRIL	02/27/26	03/17/26	03/23/26	03/27/26	04/06/26	04/20/26
MAY	04/03/26	04/21/26	04/27/26	04/24/26	05/04/26	05/18/26
JUNE	05/01/26	05/19/26	05/26/26	05/22/26	06/01/26	06/15/26
JULY	05/29/26	06/16/26	06/22/26	06/26/26	07/06/26	07/20/26
AUGUST	07/02/26	07/21/26	07/27/26	07/24/26	08/03/26	08/17/26
SEPTEMBER	07/31/26	08/18/26	08/24/26	08/28/26	09/09/26	09/21/26
OCTOBER	08/28/26	09/15/26	09/28/26	09/25/26	10/05/26	10/19/26
NOVEMBER	10/02/26	10/20/26	10/26/26	10/23/26	11/02/26	11/16/26
DECEMBER	10/30/26	11/17/26	11/23/26	11/25/26	12/07/26	12/21/26
JANUARY	11/25/26	12/15/26	12/28/26	12/30/26	01/13/27	01/19/27

Dates in red are scheduled for a different day due to a conflict.

APC meets on first and third Monday of each month (subject to holidays or other conflicts). Please visit https://westfieldin.portal.civicclerk.com/ for additional information.

A pre-filing meeting is required prior to a formal application filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing date to schedule this meeting.

Following the public hearing, the project will be scheduled for a workshop meeting no sooner than the month following the public hearing. Following the workshop meeting, the petition will then appear before the APC as an item of business for a recommendation and then forwarded to the City Council for adoption consideration. Please work with the project planner for information about resubmittal deadlines and scheduling coordination.

Revised materials will be reviewed within 14 calendar days of submittal. Once compliant, the item will be placed on the agenda for the next available meeting. Please work with the project planner for information about internal deadlines.

RESOLUTION NO. 25-07

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE EAGLETOWN ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City"); and

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission"), pursuant to IC 36-7-14 (the "Act"), has previously adopted and confirmed resolutions which (i) established and expanded an economic development area known as the "Eagletown Economic Development Area" (the "Original Area"), (ii) designated a portion of the Original Area as a separate allocation area, known as the "Eagletown Economic Development Allocation Area" pursuant to Section 39 of the Act, and (iii) approved a development plan for the Original Area (the "Plan") pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on November 17, 2025, adopted its Resolution No. 50-2025 (the "Declaratory Resolution") which (i) designated certain additional parcels as an economic development area under the Act (the "2025 Area"), (ii) consolidated the 2025 Area with the Original Area, (iii) designated the entirety of the 2025 Area as an allocation area, pursuant to Section 39 of the Act, and consolidated the 2025 Area and the Eagletown Economic Development Allocation Area into a consolidated allocation area under Section 39 of the Act, and (iv) adopted a supplement to the Plan attached as Exhibit B thereto (the "2025 Plan Supplement"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the 2025 Plan Supplement to this Plan Commission; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2025 Plan Supplement and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2025 Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the 2025 Plan Supplement conform to the plan of development for the City.

2. The Declaratory Resolution and the 2025 Plan Supplement are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2025 Plan Supplement pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the 2025 Plan Supplement with the minutes of this meeting.

[Signature Page Follows]

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 1st day of December, 2025.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Mike Neal	Mike Neal	Mike Neal
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Mark Keen	Mark Keen	Mark Keen
Omar Khan	Omar Khan	Omar Khan
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham.

DMS 49770592.1

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 50-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE EAGLETOWN ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established and amended an economic development area known as the "Eagletown Economic Development Area" (the "Area"), designated a portion of the Area as an allocation area known as the "Eagletown Economic Development Allocation Area" pursuant to Section 39 of the Act, and approved a development plan for the Area (the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to simultaneously (i) designate the parcels described on Exhibit A hereto (the "2025 Area") as an economic development area under the Act, (ii) adopt an economic development plan for the 2025 Area, and (iii) consolidate the 2025 Area and the existing Area into a single economic development area (the "Consolidation"), at which time the 2025 Area will thereafter constitute a portion of the Area; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan in order to (i) incorporate and effectuate the Consolidation, (ii) designate the 2025 Area as an allocation area pursuant to Section 39 of the Act and consolidate all of such 2025 Area and the existing Eagletown Allocation Area into a consolidated allocation area under Section 39 of the Act, and (iii) adopt a supplement to the Plan attached hereto as Exhibit B (the "2025 Plan Supplement") (collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The existing Plan, as amended by the 2025 Plan Supplement, is hereby adopted as the economic development plan for the 2025 Area. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, as applied to the 2025 Area, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Amendments, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The 2025 Area is hereby designated as an "economic development area" under Section 41 of the Act, and consolidated with the Area into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2025 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2025 Area.

12. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

14. The 2025 Amendments are hereby in all respects approved.

15. The 2025 Area, which consists of the parcels described in Exhibit A hereto, is hereby designated as an "allocation area" and consolidated with the existing Eagletown Allocation Area to be known as the "Eagletown Consolidated Allocation Area", pursuant to Section 39 of the Act, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act, as the same may be amended from time to time.

16. The allocation provision in Section 15 hereof shall apply to all of the 2025 Area. The Commission hereby finds that this allocation provision allows for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area (including the 2025 Area) as contemplated by the Plan, as supplemented by the 2025 Amendments, thereby facilitating additional investment in the Area. The Commission hereby further finds that the adoption of this

allocation provision will result in new property taxes in the 2025 Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit B hereto. The base assessment date for the 2025 Area is January 1, 2025. The 2025 Area and the original Eagletown Allocation Area shall hereafter constitute a consolidated allocation area, known as the "Eagletown Consolidated Allocation Area;" provided, however, all of the parcels in the original Eagletown Allocation Area shall maintain their same existing base assessment date.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto. The allocation provision herein relating to the parcels in the 2025 Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the parcels in the 2025 Area. Notwithstanding anything herein to the contrary, nothing herein shall affect or amend the respective expiration dates of the allocation provision for the parcels in the original Eagletown Allocation Area.

18. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

20. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 17th day November, 2025, by a vote of 5 in favor and 0 opposed.

Joe Plankis, President

Jon Dartt, Vice President

Brian Tomamichel, Secretary

Larry Kemper, Member

Steve Latour, Member

EXHIBIT A

Map and Description of Parcels in the 2025 Area

The 2025 Area consists of the yellow-shaded parcels depicted in the maps on the following pages, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing Eagletown Economic Development Area. The 2025 Area shall be consolidated with, and form a part of, the Eagletown Economic Development Area.

PARCEL ID NUMBERS:

08-09-03-00-00-003.000
08-09-03-00-00-004.000

Map of the Eagletown Economic Development Area, as Consolidated with the 2025 Area

Eagletown - EDA
Parcels added to EDA & TIF Allocation Area

= Existing Eagletown EDA

= Additions to Eagletown EDA

EXHIBIT B

2025 Plan Supplement

The existing Plan for the Area, together with a description of the projects described therein and in this supplement, is hereby adopted as the economic development plan for the 2025 Area. The Plan is hereby supplemented by adding the following projects to the Plan:

All or any portion of the design and construction of infrastructure improvements, including, but not limited to, storm water improvements, utilities relocation, streetscape improvements, general site improvements, road, trail and sidewalk or other local public improvements located in, physically connected to, or directly serving or benefitting the Area, including the 2025 Area (collectively the "Projects"). The estimated cost of the Projects is projected to range from approximately $5,000,000 to $10,000,000; however, such estimated costs are simply projections at this time. The Plan will be refined as specific details and timing of the Projects are determined. The Projects will support new industrial and commercial developments within the 2025 Area, all of which are located in, physically connected to, or directly serving and benefiting the existing Eagletown Allocation Area, as consolidated with the 2025 Area. The Commission anticipates capturing tax increment revenues from the existing Eagletown Allocation Area and the 2025 Area (hereafter, the "Eagletown Consolidated Allocation Area"), and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Projects.

Based on discussions with potential developers of the industrial and commercial developments in the 2025 Area, private development of the 2025 Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Eagletown Allocation Area to the Projects. Therefore, the Commission has determined that the full development of the 2025 Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Eagletown Allocation Area to the Projects, due to the lack of adequate infrastructure and other local public improvements in or serving the Eagletown Allocation Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Eagletown Allocation Area. The Commission hereby finds that designating the 2025 Area as an "allocation area," to be part of and consolidated with the existing Eagletown Allocation Area, will allow for the capture of tax increment revenues that will be available to the Commission to finance the Projects and other improvements located in or serving or benefitting the Eagletown Consolidated Allocation Area, thereby facilitating investment in the Eagletown Consolidated Allocation Area that would otherwise not occur. The Commission may also utilize the captured tax increment revenues to further assist in the development of the Projects, either directly or through bonding.

RESOLUTION NO. 25-08

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE WESTFIELD EASTSIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City"); and

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission"), pursuant to IC 36-7-14 (the "Act"), has previously adopted and confirmed resolutions which (i) established and expanded an economic development area known as the "East Side Economic Development Area" (the "Original Area"), (ii) designated a portion of the Original Area as a separate allocation area, known as the "Consolidated Aurora Allocation Area" pursuant to Section 39 of the Act, and (iii) approved a development plan for the Original Area (the "Plan") pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on November 17, 2025, adopted its Resolution No. 51-2025 (the "Declaratory Resolution") which (i) designated certain additional parcels as an economic development area under the Act (the "2025 Area"), (ii) consolidated the 2025 Area with the Original Area, (iii) designated the entirety of the 2025 Area as an allocation area, pursuant to Section 39 of the Act, and consolidated the 2025 Area and the Consolidated Aurora Allocation Area into a consolidated allocation area under Section 39 of the Act, and (iv) adopted a supplement to the Plan attached as Exhibit B thereto (the "2025 Plan Supplement"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the 2025 Plan Supplement to this Plan Commission; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2025 Plan Supplement and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2025 Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the 2025 Plan Supplement conform to the plan of development for the City.

2. The Declaratory Resolution and the 2025 Plan Supplement are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2025 Plan Supplement pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the 2025 Plan Supplement with the minutes of this meeting.

[Signature Page Follows]

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 1st day of December, 2025.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Mike Neal	Mike Neal	Mike Neal
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Mark Keen	Mark Keen	Mark Keen
Omar Khan	Omar Khan	Omar Khan
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham.

DMS 49770546.1

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 51-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established and amended an economic development area known as the "East Side Economic Development Area" (the "Area"), designated and consolidated a portion of the Area as an allocation area known as the "Consolidated Aurora Allocation Area" pursuant to Section 39 of the Act, and approved a development plan for the Area (the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to simultaneously (i) designate the parcels described on Exhibit A hereto (the "2025 Area") as an economic development area under the Act, (ii) adopt an economic development plan for the 2025 Area, and (iii) consolidate the 2025 Area and the existing Area into a single economic development area (the "Consolidation"), at which time the 2025 Area will thereafter constitute a portion of the Area; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan in order to (i) incorporate and effectuate the Consolidation, (ii) designate the 2025 Area as an allocation area pursuant to Section 39 of the Act and consolidate all of such 2025 Area and the existing Consolidated Aurora Allocation Area into a consolidated allocation area under Section 39 of the Act, and (iii) adopt a supplement to the Plan attached hereto as Exhibit B (the "2025 Plan Supplement") (collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The existing Plan, as amended by the 2025 Plan Supplement, is hereby adopted as the economic development plan for the 2025 Area. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, as applied to the 2025 Area, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Amendments, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The 2025 Area is hereby designated as an "economic development area" under Section 41 of the Act, and consolidated with the Area into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2025 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2025 Area.

12. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

14. The 2025 Amendments are hereby in all respects approved.

15. The 2025 Area, which consists of the parcels described in Exhibit A hereto, is hereby designated as an "allocation area" and consolidated with the existing Consolidated Aurora Allocation Area to be known as the "Consolidated Aurora Allocation Area", pursuant to Section 39 of the Act, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Consolidated Aurora Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act, as the same may be amended from time to time.

16. The allocation provision in Section 15 hereof shall apply to all of the 2025 Area. The Commission hereby finds that this allocation provision allows for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area (including the 2025 Area) as contemplated by the Plan, as supplemented by the 2025 Amendments, thereby facilitating additional investment in the Area. The Commission hereby further finds that the adoption of this

allocation provision will result in new property taxes in the 2025 Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit B hereto. The base assessment date for the 2025 Area is January 1, 2025. The 2025 Area and the original Consolidated Aurora Allocation Area shall hereafter constitute a consolidated allocation area, known as the "Consolidated Aurora Allocation Area;" provided, however, all of the parcels in the original Consolidated Aurora Allocation Area shall maintain their same existing base assessment dates.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto. The allocation provision herein relating to the parcels in the 2025 Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the parcels in the 2025 Area. Notwithstanding anything herein to the contrary, nothing herein shall affect or amend the respective expiration dates of the allocation provision for the parcels in the original Consolidated Aurora Allocation Area.

18. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

20. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 17th day November, 2025, by a vote of 5 in favor and 0 opposed.

Joe Plankis, President

Jon Dartt, Vice President

Brian Tomamichel, Secretary

Larry Kemper, Member

Steve Latour, Member

EXHIBIT A

Map and Description of Parcels in the 2025 Area

The 2025 Area consists of the yellow-shaded parcels depicted in the maps on the following pages, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing East Side Economic Development Area. The 2025 Area shall be consolidated with, and form a part of, the East Side Economic Development Area.

PARCEL ID NUMBERS:

08-06-17-00-00-007.000
08-06-17-00-00-007.002
08-06-19-00-00-010.000
08-06-19-00-00-011.000
08-06-19-00-00-011.001
08-06-19-00-00-019.000
08-06-20-00-00-001.000
08-06-20-00-00-001.003
08-06-20-00-00-001.004
08-06-20-00-00-001.103
08-06-20-00-00-009.001
08-06-20-00-00-010.000
08-06-20-00-00-010.001
08-06-20-00-00-025.000
08-06-30-00-00-006.000
09-06-19-00-00-012.000
09-06-19-00-00-012.002
09-06-19-00-00-013.000
09-06-19-00-00-014.001

Map of the East Side Economic Development Area, as Consolidated with the 2025 Area

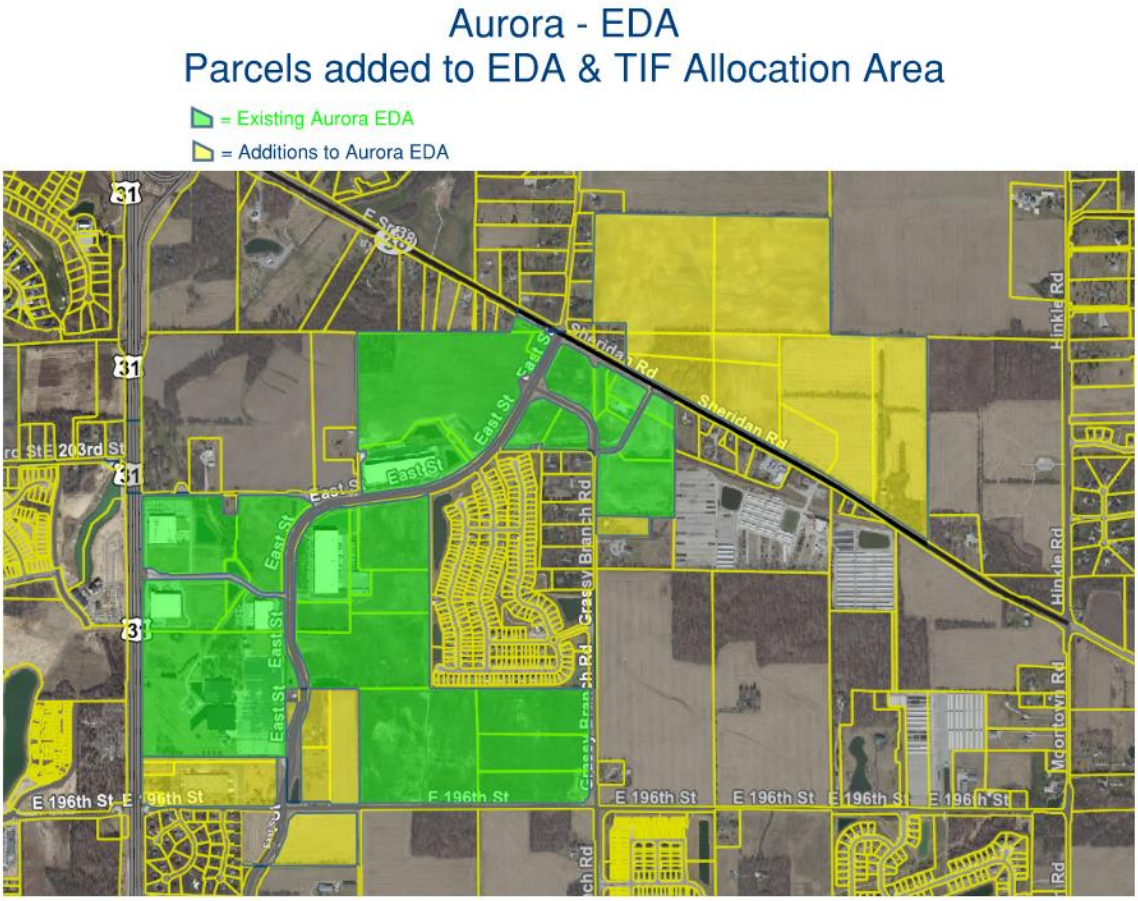


EXHIBIT B

2025 Plan Supplement

The existing Plan for the Area, together with a description of the projects described therein and in this supplement, is hereby adopted as the economic development plan for the 2025 Area. The Plan is hereby supplemented by adding the following projects to the Plan:

All or any portion of the design and construction of infrastructure improvements, including, but not limited to, storm water improvements, utilities relocation, streetscape improvements, general site improvements, road, trail and sidewalk or other local public improvements located in, physically connected to, or directly serving or benefitting the Area, including the 2025 Area (collectively the "Projects"). The estimated cost of the Projects is projected to range from approximately $5,000,000 to $10,000,000; however, such estimated costs are simply projections at this time. The Plan will be refined as specific details and timing of the Projects are determined. The Projects will support new industrial and commercial developments within the 2025 Area, all of which are located in, physically connected to, or directly serving and benefiting the existing Consolidated Aurora Allocation Area, as consolidated with the 2025 Area. The Commission anticipates capturing tax increment revenues from the existing Consolidated Aurora Allocation Area and the 2025 Area (hereafter, the "Consolidated Aurora Allocation Area"), and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Projects.

Based on discussions with potential developers of the industrial and commercial developments in the 2025 Area, private development of the 2025 Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Consolidated Aurora Allocation Area to the Projects. Therefore, the Commission has determined that the full development of the 2025 Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Consolidated Aurora Allocation Area to the Projects, due to the lack of adequate infrastructure and other local public improvements in or serving the Consolidated Aurora Allocation Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Consolidated Aurora Allocation Area. The Commission hereby finds that designating the 2025 Area as an "allocation area," to be part of the existing Consolidated Aurora Allocation Area, will allow for the capture of tax increment revenues that will be available to the Commission to finance the Projects and other improvements located in or serving or benefitting the Consolidated Aurora Allocation Area, thereby facilitating investment in the Consolidated Aurora Allocation Area that would otherwise not occur. The Commission may also utilize the captured tax increment revenues to further assist in the development of the Projects, either directly or through bonding.

RESOLUTION NO. 25-09

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City"); and

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission"), pursuant to IC 36-7-14 (the "Act"), has previously adopted and confirmed resolutions which (i) established and expanded an economic development area known as the "Grand Junction Economic Development Area" (the "Area"), (ii) designated and expanded a portion of the Area as an allocation area, known as the "Grand Junction Economic Development Allocation Area" pursuant to Section 39 of the Act (the "Existing Allocation Area"), and (iii) approved and amended a development plan for the Area (collectively, the "Plan") pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on November 17, 2025, adopted its Resolution No. 49-2025 (the "Declaratory Resolution") which (i) removed the parcels described in Exhibit A of the Declaratory Resolution from the Existing Allocation Area, and designated the parcels so removed as a separate allocation area within the Area, to be known as the "Social Square Allocation Area", pursuant to Section 39 of the Act and (ii) adopted a supplement to the Plan which was attached as Exhibit B thereto (the "2025 Plan Supplement"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the 2025 Plan Supplement to this Plan Commission; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2025 Plan Supplement, and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2025 Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the 2025 Plan Supplement conform to the plan of development for the City.

2. The Declaratory Resolution and the 2025 Plan Supplement are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2025 Plan Supplement pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the 2025 Plan Supplement with the minutes of this meeting.

[Signature Page Follows]

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 1st day of December, 2025.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Mike Neal	Mike Neal	Mike Neal
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Mark Keen	Mark Keen	Mark Keen
Omar Khan	Omar Khan	Omar Khan
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin M. Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham

DMS 49770504.1

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 49-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established and expanded an economic development area known as the "Grand Junction Economic Development Area" (the "Area"), designated a portion of the Area as a consolidated allocation area known as the "Grand Junction Economic Development Allocation Area" pursuant to Section 39 of the Act (the "Existing Allocation Area"), and approved and amended a development plan for the Area (collectively, the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan in order to (i) remove the parcels identified on Exhibit A hereto from the Existing Allocation Area, and designate the parcels so removed as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Social Square Allocation Area" (the "Social Square Allocation Area") and (ii) adopt a supplement to the Plan attached hereto as Exhibit B (the "2025 Plan Supplement") (collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as supplemented by the 2025 Plan Supplement, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the 2025 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

11. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does

not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2025 Amendments are hereby in all respects approved.

13. The area described in Exhibit A is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Social Square Allocation Area" for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Social Square Allocation Area hereby designated as the "Social Square Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act, as the same may be amended from time to time.

14. The foregoing allocation provision shall apply to the Social Square Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in of the Social Square Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit B. The base assessment date for the Social Square Allocation Area is January 1, 2025.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to the Social Square Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Social Square Allocation Area.

16. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 17th day of November, 2025, by a vote of 5 in favor and 0 opposed.

Joe Plankis, President

Jon Dartt, Vice-President

Brian Tomamichel, Secretary

Larry Kemper, Member

Steve Latour, Member

EXHIBIT A

Description of parcel removed from the existing Grand Junction Allocation Area and designated as the Social Square Allocation Area

The following parcel is hereby removed from the existing Grand Junction Allocation Area and designated as a separate allocation area within the Grand Junction Economic Development Area, to be known as the "Social Square Allocation Area." The Social Square Allocation Area consists of the orange-shaded parcels depicted in the map set forth on the following page of this Exhibit A.

PARCEL ID NUMBERS:

09-05-36-00-00-036.112

Grand Junction EDA
Social Square Allocation Area (New)

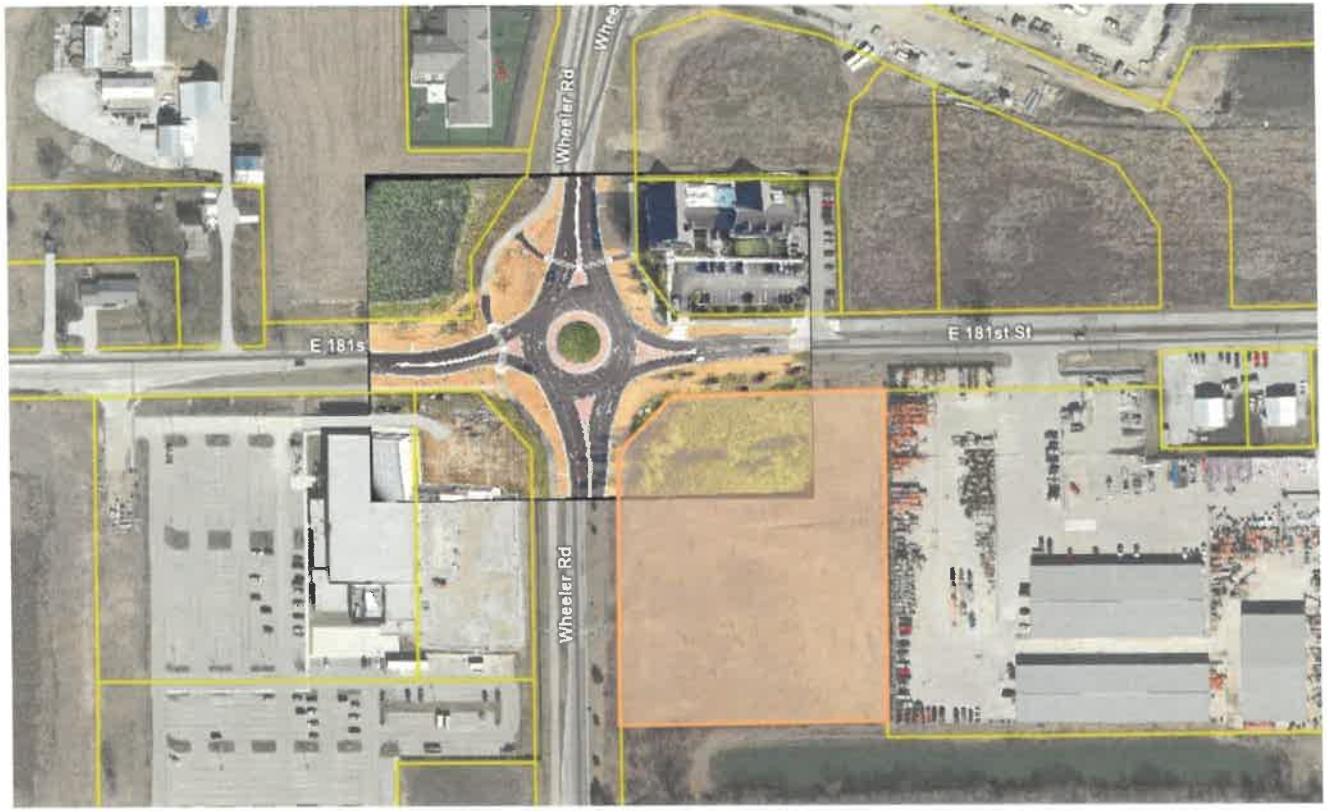


EXHIBIT B

2025 Plan Supplement

The existing Plan for Area is hereby further supplemented by adding the following projects to the Plan:

Social Square Project

CH Group LLC or an affiliate thereof (the "Social Square Developer") is developing an area within the City of Westfield generally described as being located at the southeast quadrant of the intersection of 181st Street and Wheeler Road in the City. The mixed-use development is expected to include retail, office, residential, short-term rental, and structured parking (collectively, the "Social Square Development"). The Social Square Development has a current estimated total development cost of $60 million.

However, due to the lack of adequate local public improvements serving or benefitting the development site, the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Social Square Allocation Area, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking and/or road, trail and sidewalk or other local public improvements (collectively the "Social Square Projects"). The Social Square Projects are estimated to cost the Commission approximately $10 million to $20 million; however, such estimated costs will be refined as specific details and timing of the Social Square Projects are determined. The Social Square Projects will support the Social Square Development. The Commission anticipates capturing tax increment revenues from the Social Square Allocation Area, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse all or a portion of the costs of the Social Square Projects. The Commission envisions the possibility of assisting the City in issuing one or more series of bonds payable from tax increment revenues derived from the Social Square Allocation Area and purchased by the Social Square Developer (or an affiliate thereof) or a third-party purchaser, including bonds issued by the City upon recommendation by the Westfield Economic Development Commission (pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12) to assist in financing the Social Square Projects.

Findings of Fact

Based on representations of the Social Square Developer, the Commission has determined that the full development of the Social Square Allocation Area will not proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the Social Square Allocation Area to the Social Square Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Social Square Allocation Area. The establishment of the Social Square Allocation Area is planned as part of the Commission's strategy to contribute tax increment revenues derived from Social Square Allocation Area to the proposed Social Square Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Social Square Projects, respectively. The private

development projects will not proceed without this mechanism in place. The Commission does not have any other method of financing the costs of the Social Square Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Social Square Allocation Area. The Commission hereby finds that designating the Social Square Allocation Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements (including the Social Square Projects) located in or serving or benefitting the Social Square Allocation Area, thereby facilitating new investment in the Area that would otherwise not occur.

DMS 49566148.1

RESOLUTION NO. 25-10

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE HAMILTON CROSSROADS ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City"); and

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission") on November 17, 2025 adopted its Resolution No. 48-2025 (the "Declaratory Resolution") designating an area known as the Hamilton Crossroads Economic Development Area (the "Area") as an "economic development area" pursuant to Section 41 of IC 36-7-14 (the "Act") and approving an economic development plan for the Area (the "Plan"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution to this Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform to the plan of development for the City.

2. The Declaratory Resolution and the Plan for the Area are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Area with the minutes of this meeting.

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 1st day of December, 2025.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Mike Neal	Mike Neal	Mike Neal
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Mark Keen	Mark Keen	Mark Keen
Omar Khan	Omar Khan	Omar Khan
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham.

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 48-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION DECLARING AN AREA IN THE CITY OF WESTFIELD, INDIANA, AS AN ECONOMIC DEVELOPMENT AREA AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission"), as the governing body of the City of Westfield Redevelopment District (the "District"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), has thoroughly studied that area of the City of Westfield, Indiana (the "City"), as described on Exhibit A attached hereto and hereby designated as the "Hamilton Crossroads Economic Development Area" (the "Area"); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, economic development or redevelopment of the Area, and the parts of the Area that are to be devoted to public ways, sewerage and other public purposes under the Plan (as defined below); and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Area entitled "Economic Development Plan for the Hamilton Crossroads Economic Development Area" (the "Plan"); and

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" (as defined in the Act) and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and financing of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, as the governing body of the City of Westfield Redevelopment District, as follows:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to

the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.

7. Except as otherwise set forth in the Plan, the Plan does not contemplate the acquisition of property as a part of the economic development strategy, and the Commission does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Area. If the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.

8. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

9. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

10. The Area is hereby designated as an "economic development area" under Section 41 of the Act.

11. The entire Area is hereby designated as an "allocation area" pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act, as the same may be amended from time to time.

12. Said allocation area is hereby designated as the "Hamilton Crossroads Economic Development Allocation Area" (the "Allocation Area") and said allocation fund is hereby designated as the "Hamilton Crossroads Economic Development Allocation Fund" (the "Allocation Fund"). The base assessment date for the Allocation Area shall be January 1, 2025. This allocation provisions herein relating to the Allocation Area shall expire on the later of twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Allocation Area.

13. Based on a study of the Area, the specific findings set forth in the Plan, and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision.

14. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the Allocation Area.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

16. This Resolution, together with any supporting data and together with the Plan, shall be submitted to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

17. This resolution shall take effect immediately upon its adoption by the Commission.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 17th day of November, 2025, by a vote of 5 in favor and 0 opposed.

Joe Plankis, President

Jon Dartt, Vice President

Brian Tomamichel, Secretary

Larry Kemper, Member

Steve Latour, Member

EXHIBIT A

Map and Description of Parcels in the Hamilton Crossroads Economic Development Area

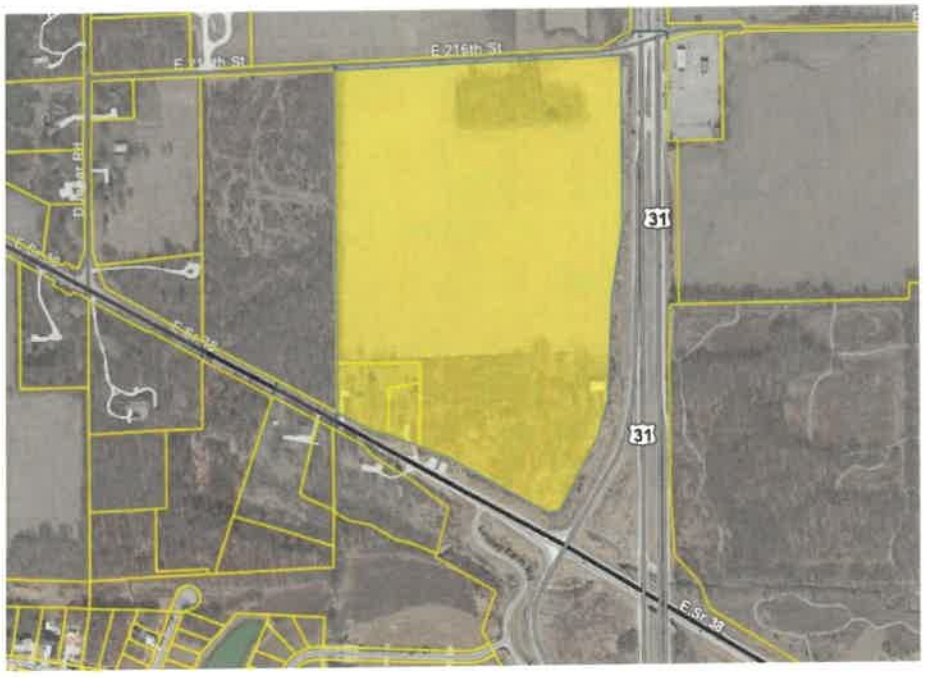
The Hamilton Crossroads Economic Development Area consists of the following parcels, as depicted in the map below:

PARCEL ID NUMBERS:

08-05-13-00-00-015.000
08-05-13-00-00-016.000
08-05-13-00-00-017.000

Hamilton Crossroads - EDA
New EDA & TIF Allocation Area

= New Hamilton Crossroads EDA & TIF Allocation Area Parcels



DMS 49566058.1

Docket Number: 2504-PUD-04 (Ord. 25-13)

Petitioner: Platinum Properties Management Company, LLC represented by Nelson & Frankenberger, LLC

Request: An amendment to the Towne Road Crossing PUD to add additional acreage into the PUD and to amend & replace existing PUD regulations on 144 acres +/- in the Towne Road Crossing PUD District & the AG-SF1 District.

Current Zoning: Towne Road Crossing PUD (Ord. 07-26) & the AG-SF1: Agricultural / Single-family Rural District.

Current Land Use: Agriculture

Acreage: 144 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Vicinity Map
3. Narrative Statement
4. Ord. 25-13 (Clean)
5. Ord. 25-13 (Redline)
6. Concept Plan
7. District Areas Map
8. Voluntary Rental Commitments
9. Neighborhood Meeting Summary

Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The Towne Road Crossing PUD was approved at the December 10, 2007 Westfield Town Council meeting. A petition was ultimately withdrawn to amend the Towne Road Crossing PUD in 2022 to permit equestrian-related uses and a conservational subdivision-style development. Westfield-Washington Schools rezoned portions of the Towne Road Crossing PUD, all on the north-side of SR 32, in order to construct a new middle school campus and additional educational-related uses.

This petition was introduced at the March 24, 2025, City Council meeting. This introduction can be viewed here. A neighborhood meeting summary was held the evening of March 26, 2025 for which a summary can be viewed within **Exhibit 9**.

The petition received a public hearing at the April 7, 2025 Advisory Plan Commission (the "APC") meeting, and video footage of the public hearing discussion can be viewed here.

The petition held a Workshop discussion at the APC's June 16, 2025 meeting. Video footage of the petition's Workshop discussion can be viewed here.

The petitioner requested a continuance of the petition at the October 6, 2025 APC meeting. This was due to the 6-month timer since the item's public hearing in April; the APC granted the approval. Video footage can be viewed here of the approval for continuance.

The petition is slated for a Recommendation to the City Council at the December 1, 2025 APC meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 144 acres in size and generally located South and adjacent to SR 32 & West of Little Eagle Creek Ave. (see **Exhibit 2**). Access to the Property would come from the future Towne Road to the East and a right-in/right-out on SR 32. Access in the future from Towne Road would be possible after Towne Road's realignment and the construction of a bridge over Little Eagle Creek.

Project Description: The petitioner is requesting an amendment to the Towne Road Crossing PUD to amend and replace the PUD's language to align with developmental tendencies we see in Westfield today, and to add in additional acreage to the PUD District.

ORDINANCE DETAILS ***(blue highlights indicate Ordinance revisions since Workshop)***

Concept Plan:

- The proposed Ordinance ties the development of the Real Estate to the associated Concept Plan (**see Exhibit 6**). Following detailed site engineering, the final development will be developed in general conformance with the Concept Plan.

- The PUD District divides the real estate into four (4) distinct areas:
    - **Area A**: Single-family – A
    - **Area B**: Single-family – B
    - **Area C**: Townhomes
    - **Area D**: Commercial

Underlying Zoning Districts:

- **Area A**: SF3: Single-family Medium Density District.
- **Area B**: SF4: Single-family High-Density District.
- **Area C**: SFA: Single-family Attached
    - *Only permitted use is Townhomes.*
- **Area D**: GB: General Business District.

- *SR 32 Overlay will apply as identified within the PUD language.*

Permitted Uses:

- **Areas A, B, and C:**
  - All uses permitted in the respective underlying district shall be permitted, except as modified:
    - Area A & B only
      - Single-family detached dwellings shall be the only permitted dwelling type to be permissible.
    - Educational Institutions are prohibited within Area A.
    - Townhome Dwelling shall be the only dwelling type permissible within Area C.
    - Two-hundred and ninety-six (296) maximum dwelling units allowed within the PUD.
- **Area D:**
  - All uses permitted in the GB underlying district shall be permitted, except as modified:
    - Only one (1) Gas Station shall be permitted.
    - **A maximum of** ~~eight (8)~~ **six (6)** free standing restaurants (single-use buildings) may include drive-thru services. Multi-tenant buildings with drive-thru service do not apply to this regulation & are permitted.
    - Additionally Removed Uses from the GB Underlying:
      - All car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

General Regulations:

- Areas A, B, & C:

	Area A (PUD)	*SF3 (UDO)*	**Area B (PUD)**	*SF4 (UDO)*	**Area C (PUD)**	*SFA (UDO)*
Minimum Lot Area	**8,000 sqft**	*12,000 sqft*	**5,500 sqft**	*9,000 sqft*	**No Min.**	*No Min.*
Minimum Lot Frontage	**40'**	*50'*	**40'**	*40'*	**No Min.**	*No Min.*
Front BSL	**20'**	*20'*	**10'***	*25'*	**0'**	*20'*
Side BSL	**5'**	*10'*	**3'****	*8'*	**0'**	*0'*
Rear BSL	**20'**	*30'*	**20'*****	*25'*	**0'**	*0'*
Min. Distance	**N/A**	*N/A*	**N/A**	*N/A*	**20'**	*25'*

Between Bldgs.						
Min. Lot Width	**80'**	*80'*	**50'**	*50'*	**No Min.**	*N/A*
Max. Bldg. Height	**2 ½ stories**	*25 feet*	**2 ½ stories**	*25 feet*	**3 stories**	*35 feet*
Max. Dwelling Units per Bldg.	**N/A**	*N/A*	**N/A**	*N/A*	**6 units per building**	*4 units per building*
Min. Total Living Area (single-story)	**1,800 sqft**	*1,200 sqft*	**1,400 sqft**	*1,000 sqft*	**N/A**	*1,300 sqft*
Min. Total Living Area (two-story)	**1,800 sqft**	*800 sqft*	**1,400 sqft**	*750 sqft*	**N/A**	*1,800 sqft*
Total Living Area	**N/A**	*N/A*	**N/A**	*N/A*	**1,250 sqft**	*N/A*

*Porches, stoops and steps may encroach 3' into the setback.
**10 feet where adjacent to an alley.
***20-foot separation between alley pavement and garage doors shall apply.

- <u>Area D:</u>

	Area D (PUD)	*GB (UDO)*
Minimum Lot Area	**No Min.**	*No Min.*
Minimum Lot Frontage	**0 feet, but all lots shall have vehicular access**	*80'*
Front BSL	**SR 32 – 60'**	*60'*

	All others – 20'	
Side BSL	**Internal to Area – 0'** **Area Perimeter – 0'**	*20'*
Rear BSL	**Internal to Area – 0'** **Area Perimeter – 0'**	*20'*
Min. Lot Width	**0'**	*No Min.*
Min. Bldg. Height	**18'**	*N/A*
Max. Bldg. Height	**0'**	*60'*
Min. Bldg. Size	**No Min.**	*No Min.*
Development Plan Required?	**Yes**	*Yes*

DEVELOPMENT STANDARDS

As proposed, the PUD Ordinance defaults to the standards of UDO Chapter 6 or the SR 32 Overlay regulations, as applicable, with the modifications to the Development Standards as briefly highlighted below:

1. **AREAS A & B:**

   Architectural Standards
   - The Home Character Imagery shall provide a baseline for architectural intention. General conformance with the character images will be required.
   - Article 6.3(C) will apply to Areas A & B, except as modified below within the PUD ordinance:
     - Perimeter Lots (Article 6.3(C)(1)) shall apply to Area A.
     - Building Materials (Article 6.3(C)(3)) shall be modified to prohibit vinyl and aluminum siding materials.
   - The PUD further modifies and outlines specific architectural elements such as minimum overhangs, garage composition & orientation, front building façade requirements, and side building façade requirements.
     - Additional detail of modification can be seen within Section 7.1(B)(d) – (g) of the provided PUD Ordinance.

   Landscaping Standards
   - Lot Landscaping (Article 6.8(K)) shall be enhanced to include that all Established Front Yards shall be sodded and the remainder of the lot will be seeded.

2. **AREA C:**

   Architectural Standards

- The Home Character Imagery shall provide a baseline for architectural intention. General conformance with the character images will be required.
- SR 32 Overlay will not apply to Area C at all.
- Article 6.3(C) will apply to Areas C, except as modified below within the PUD ordinance:
  - Perimeter Lots (Article 6.3(C)(1) shall apply to those lots directed adjacent to Towne Road.
  - Streetscape Diversity (Article 6.3(C)(2) & Article 6.3(C)(4) shall not apply, but rather PUD Ordinance Section 7.2(B)(8) & Section 7.2(B)(6) shall apply instead.
  - Building Materials (Article 6.3(C)(3)) shall be modified to prohibit vinyl and aluminum siding materials.
- The PUD further modifies and outlines specific architectural elements such as minimum overhangs, garage composition, roof pitch, front building façade requirements, side building façade requirements, and rear building façade requirements.
  - Additional detail of modification can be seen within Section 7.2(B)(5) – (10) of the provided PUD Ordinance.

Landscaping Standards

- Street Trees (Article 6.8(J)) shall be modified to allow front yard plantings of lots along 175th Street to count for required Street Tree requirements.
- Lot Landscaping (Article 6.8(K)) shall be modified to provide 1 shade tree and 4 shrubs per Townhome dwelling.
  - Additionally, each Townhome on a corner lot shall have 1 additional Shade tree in the front yard.

3. AREA D:

Architectural Standards

- SR 32 Overlay Architectural Standards will apply to Area D, except as modified throughout the PUD Ordinance/this Staff Report.
- Accessory Uses and Building Standards (Article 6.1(H)(2) & Article 6.1(H)(5)) shall be modified to allow trash enclosures to be located within an Established Front Yard, excluding SR 32.
  - Additionally, if the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal Frontage Road.
- For the future possible Gas Station use:
  - Roof Design (Article 6.3(F)(11)(c)) shall not apply, as a canopy may utilize a flat roof.

Landscaping Standards

- Foundation Plantings (Article 6.8(L)) shall apply, except at modified:
  - Foundation plantings shall not be required for i) a façade oriented towards the internal Frontage Road, ii) where a drive-thru aisle is located, and iii) adjacent to loading areas.
  - Planters shall be a compliant foundation planting.
  - Plantings beds shall be a minimum of 5 feet in width.
- External Street Frontage Plantings (Article 6.8(M)) shall apply, except as modified:
  - Where overlapping the greater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative).

Parking Standards

a. Required Spaces (Article 6.14(G)(11) shall be modified to administer Parking Space requirements for all non-residential uses to be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.

4. **Buffer Yard Requirements** (Article 6.8(N)) shall apply, except as modified:
   i. No buffer shall be required along the Western perimeter in Areas B, C, & D.
      1. In Area A along the Western **& Southern** perimeter of the real estate, a 20' tree preservation easement shall exist. No tree inventory is required to credit existing trees.
   ii. No buffer shall be required along the perimeter of the real estate adjacent to Flood Zones. Tree preservation shall still be required within Areas A, B, & C, with no tree inventory required.
      1. Said trees shall remain except in the result of required removal by Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of construction plan review.
   iii. No berms shall be required in buffer yards.
   iv. No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.
   v. All Common Areas shall not be located upon Lots.

5. **Perimeter Drainage and Utility Easements**: Landscaping within Legal Drain, drainage, and/or utility easements is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required

plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Parking Standards

a. Required Spaces (Article 6.14(G)(11) shall be modified to administer Parking Space requirements for all non-residential uses to be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.

6. <u>SR 32 Overlay District Standards:</u>

a. SR 32 Overlay Standards (Article 5.3) shall apply, except as modified:
    i. **Article 5.3(F)(3) will not apply, in which are the access road regulations of the 32 Overlay.**
    ii. Building Size Requirements (Article 5.3(J)) shall apply except:
        1. The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. *A Gasoline Service Station shall not be subject to this minimum building size standard.*
    iii. Architectural Design Requirements (Article 5.3(K)) shall apply except as modified:
        1. Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22’) feet. The maximum width of the canopy fascia shall be thirty (30”) inches.

7. <u>Infrastructure Standards:</u>

a. Exhibit E within the PUD Ordinance provides a visual cross section for the alley and non-standard road sections, as also seen within the Concept Plan.
b. Red outline within the Concept Plan portrays the dedication of land to the City to accommodate the Towne Road construction.

8. **<u>Design Standards:</u>**
    - Open Space and Amenity Standards (Article 8.6) will apply, unless modified:
        - Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.
        - A network of trails and sidewalks shall be installed as seen within **<u>Exhibit 6</u>**.
        - Named Trials (i) in or adjacent to right-of-way, (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.
        - Amenities
            - Shall not be required to start amenity construction until building permit issuance of 145 dwelling units has occurred, or 50% of lots within Areas A or B, whichever comes first.
                - Amenities shall include but are not limited to: playground, shade pavilion, bathhouse building, community pool, parking, play-courts.
                - Amenities shall be generally depicted within the area denoted on **<u>Exhibit 6</u>**, and shall be implemented similarly as seen within the amenity character exhibits. Final locations of specific amenity features may be adjusted and will be solidified via the Detailed Development Plan.

    - Open Space Ownership
        - Real estate shown east of the southernmost pond may be sold to adjacent owners of the property located on the west-side of Little Eagle Creek.
            - If an area is sold, said area would still be utilized within the calculation of open space, but not be subject to any Open Space UDO provisions nor Tree Preservation requirements.

9. **<u>Annexation:</u>**
    - Annexation shall occur prior to subsequent Secondary Plat approval/recordation.

PETITION MODIFICATIONS AFTER THE APRIL PUBLIC HEARING UNTIL THE JUNE WORKSHOP

The following elements of the project proposal have been modified since the items April 7th public hearing:

- Modified the number of permitted free-standing restaurants, of which, are permitted to have drive-thru service.
    - *Modified from two (2) to eight (8) permitted instances of free-standing restaurants that may have drive-thru utilization.*

- Modified how the buffer yard language would be administered.
    - *The provided buffer yard standards within the PUD will now be administered to the overall parcel, and not just one specific Area.*

- Incorporation of the Open Space Ownership language.
    - *This inclusion is following ongoing discussions with east-adjacent neighbors regarding buffering mechanisms.*

- Real Estate legal description has been compiled.

PETITION MODIFICATIONS SINCE THE JUNE WORKSHOP

The following elements of the project proposal have been modified since the item's June 16th Workshop discussion:

- Modified the number of permitted free-standing restaurants, of which, are permitted to have drive-thru service (pg. 4 of **Exhibit 4**).
    - *Down from eight (8) permitted to six (6) permitted.*

- Modified language to have the traditional access road regulations of the SR 32 Overlay **not** apply to the development of the Real Estate (pg. 13 of **Exhibit 4**).
    - *This is a product of internal conversations with the City and the vision of access road applicability this far west on SR 32.*

- Modified Buffer Yard language of the PUD to also apply to the southern edge of Area A (pg. 12 of **Exhibit 4**).
    - *This is in addition to the western edge of Area A, already contemplated within the existing verbiage.*

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the "Existing Rural Southwest" and "Employment Corridor" land uses as the appropriate land use for the Property.

For the Existing Rural Southwest area, development policies of this land use classification include: (i) Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere; (ii) protect and enhance the Eagle Creek Trail as a recreational amenity; (iii) allow the continuation of the historic rural patterns (single-family houses on large parcels); (iv) utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter); and (v) preserve historically significant buildings and resources (barns, houses, etc.). A sub-point is included for the last policy that states:

> *"Recognize that the southwestern area of the township identified as rural on the map is unique relative to the other rural areas. Specifically, the character and pattern of development in this area is committed to small-scale equestrian-oriented and related rural uses, as contrasted with the large-scale agricultural patterns in the northwest. As such, the policy of this plan is that the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment."*

For the Employment Corridor area, the Comprehensive Plan lists office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses as appropriate.

The Employment Corridor development policies encourages:

- Employment-generating uses and related supporting service uses;
- Promoting smaller scale local office and service uses along SR 32; and,
- Local office and service uses shall generally take place along the north side of SR 32, with business uses on the south side of SR 32 (allowed only where it is demonstrated

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PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the April 7, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the March 24, 2025, City Council meeting.

Workshop Discussion: The petition received a Workshop discussion at the June 16, 2025 APC meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a Recommendation to the City Council at the December 1, 2025 APC meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

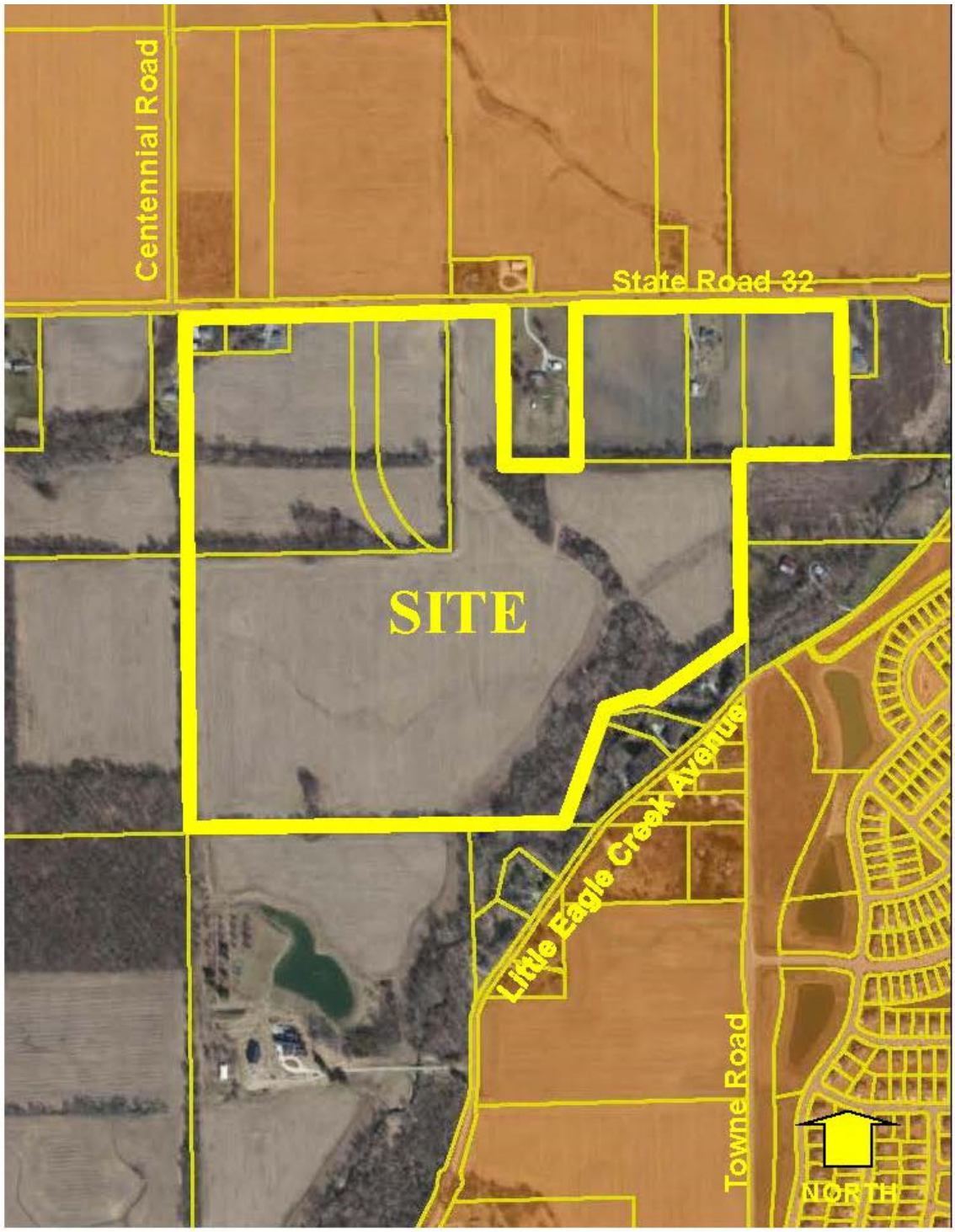


Exhibit "D"

Towne Road Crossing PUD District – 2025 Amendment I Project Description

The applicant, Platinum Properties Management Company, LLC, ("Platinum"), has filed a rezone application for the "Towne Road Crossing PUD District – 2025 Amendment I" (the Towne Road Crossing PUD Amendment") in order to amend, replace and supersede the Towne Road Crossing PUD District, Ordinance No. 07-26, which was approved by the Town of Westfield, Town Council, on December 10, 2007, (the "2007 Towne Road Crossing PUD"). The 2007 Towne Road Crossing PUD permitted various residential and commercial/business uses on the subject real estate.

By way of background, after the Towne Road Crossing PUD was approved in 2007, the subject real estate did not undergo any redevelopment due to downturns in the economy and housing industry; and, in 2023 the part of Towne Road Crossing north of State Road 32 was removed and rezoned to permit a new middle school and bus transportation facility. The real estate south of State Rod 32 that was the subject of the 2007 Towne Road Crossing PUD remains as undeveloped land. After approximately 18 years since approval of the 2007 Towne Road Crossing PUD, the economy and housing industry have greatly improved. The purpose of amending and replacing the 2007 Towne Road Crossing PUD is to add approximately twenty-six (26) acres to the approximately one-hundred and eighteen (118) and to update the format and content of the PUD so that it accommodates current expectations of PUD Ordinances in the City of Westfield and addresses the proposed development vision for the subject real estate.

The real estate that is the subject of the Towne Road Crossing PUD Amendment, consists of approximately one-hundred and forth-four (144) acres and is located south of and adjacent to SR 32, west of Little Eagle Creek Avenue and north of 166th Street (the "Real Estate"). This is the remaining acreage included in the original PUD not purchased by Westfield Washington Schools. Included with the submittal is a site location map of the Subject Real Estate.

The Towne Road Crossing Amendment establishes four (4) Areas which include: Area A (for single-family detached homes with SF3 as the underlying zoning district); Area B (for single-family detached homes with SF4 as the underlying zoning district); Area C (for townhome dwellings with SFA as the underlying zoning district; and, Area D (for commercial uses with GB as the underlying zoning district).

The Towne Road Crossing PUD Amendment establishes a maximum of two-hundred and ninety-six (296) dwellings on the Real Estate and includes provisions addressing architectural standards, open space and amenity requirements and other standards and requirements that are expected of current PUD Ordinances for the City of Westfield. The addition of approximately 26 acres comes along State Road 32 in Area C and Area D of the plan where additional residential is planned along the Midland Trail with Commercial uses abutting State Road 32. Other significant items to note are the current alignment of Towne Road, extension of the Midland Trial and the preservation of natural wooded areas along Little Eagle Creek which include the extension of a Trial along that corridor.

ORDINANCE NUMBER 25-13

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

"Towne Road Crossing PUD District – 2025 Amendment I"

This is a Planned Unit Development District Ordinance (to be known as the "**Towne Road Crossing PUD District – 2024 Amendment I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 07-26 (the "Towne Road Crossing PUD Ordinance"), on December 10, 2007;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2504-PUD-04**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2504-PUD-04** to the Common Council with a _____ recommendation **(-)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 2025;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance, which shall be referred to as the "**Towne Road Crossing PUD District – 2025 Amendment I**" (the "District"), shall amend and replace in its

entirety the Towne Road Crossing PUD Ordinance and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate the Towne Road Crossing PUD District – 2025 Amendment I.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield Unified Development Ordinance, as amended, and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A", "Area B", "Area C", and "Area D", which are identified on the attached Area Plan included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.

2.2 Area A: The part of the Real Estate depicted on the District Map as Area A including Single-family Dwellings.

2.3 Area B: The part of the Real Estate depicted on the District Map as Area B including Single-family Dwellings.

2.4 Area C: The part of the Real Estate depicted on the District Map As Area C including Townhome Dwellings.

2.5 Area D: The part of the Real Estate depicted on the District Map as Area D including commercial uses.

2.6 Area Plan: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.7 Single Family – A: Lots consisting of Single-Family detached homes in Area A.

2.8 Single Family – B: Lots consisting of Single-Family detached homes in Area B.

2.9 Townhome Lots: Lots consisting of Townhome Dwellings in Area C.

2.10 Underlying Zoning District: The Zoning District of the Unified Development

Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The District is hereby divided into four (4) areas as illustrated on the Area Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Townhomes (Area C) and Commercial – (Area D), (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.2 The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A: SF3: Medium Density District.

4.2 Area B: SF4: Single-Family High Density District.

4.3 Area C: SFA: Single-Family Attached District. The only residential use permitted shall be Townhomes.

4.4 Area D: GB: General Business District. The State Highway 32 Overlay District (or provisions thereof) shall apply to the Real Estate only as expressly provided in this Ordinance.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

5.1 Area A, Area B, and Area C: All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below.

1. Dwelling, Single-family Detached shall be the only Dwelling type

permitted in Area A and Area B.

2. Educational Institutions shall be prohibited in Area A.

3. Dwelling, Townhouse shall be the only Dwelling type permitted in Area C.

4. The total number of Dwelling Units permitted on the Real Estate shall not exceed two-hundred and ninety-six (296).

5.2 Area D: All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below.

1. Gasoline Service Station (fueling station) shall be permitted and shall be limited to one (1) in Area D.

2. A maximum of six (6) freestanding (single-use building) restaurants including drive-thru service shall be permitted on the Real Estate. Further, uses within multi-tenant buildings that include drive-thru service shall be permitted and not subject to the single-use building limitation.

3. The following uses shall be prohibited on the Real Estate: all car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Area A – Area C: The following standards shall be applied to the Areas:

Standard	**Area A**	**Area B**	**Area C**
Minimum Lot Area	8,000sqft	5,500sqft	No Minimum
Minimum Lot Frontage	40’	40’	No Minimum
Minimum Building Setback			
Front Yard	20’	*10’	0’
Side Yard	5’	**3’	0’
Rear Yard	20’	***20’	0’
Minimum Distance Between Buildings	Not Applicable	Not Applicable	20’

Minimum Lot Width	80’	50’	No Minimum
Maximum Building Height	2 ½ Stories	2 ½ Stories	3 Stories
Max. Dwelling Units Per Building	Not Applicable	Not Applicable	6
Minimum Living Area (Total)			
Single Story	1,800sqft	1,400sqft	Not Applicable
Two Story	1,800sqft	1,400sqft	Not Applicable
Total Living Area	Not Applicable	Not Applicable	1,250

*Porches, stoops and steps are permitted to encroach by 3’ into the setback.

**10’ where adjacent to an alley.

***20’ shall be required between alley pavement and garage doors.

6.2 Area D: Section 4.16(A) thru 4.16(I) of the UDO shall not apply to Area D, rather the following shall apply:

1. Minimum Lot Area: No minimum

2. Minimum Lot Frontage: 0 feet, however, all Lots shall have vehicular access.

3. Minimum Front Yard Building Setback:

   A. State Road 32 Right-of-Way: 60 feet
   B. All other right-of-way: 20 feet

4. Minimum Side Yard Building Setback (internal to Area): 0 feet

5. Minimum Side Yard or Rear Yard Building Setback abutting Area perimeter: 0 feet

6. Minimum Rear Yard Building Setback (internal to Area): 0 feet

7. Minimum Lot Width: No minimum

8. Minimum Building Height: 18 feet (measured at or top of parapet wall for flat roof buildings)

9. Maximum Building Height: 0 feet

10. Minimum Building Size: No minimum

11. Development Plan Required: Required.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Area A, and Area B – Single-family Detached Dwellings:

A. Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each Area of the District. General Conformance with **Exhibit D**, as determined by the Director of Community Development, shall be required.

B. Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:

a. Perimeter Lots: Article 6.3(C)(1) shall apply to Area A.

b. Streetscape Diversity: Article 6.3(C)(2) shall apply as modified below.

i. Dwellings in Area A comply with the winding streets or similar development design standard of Article 6.3(CC)(2)(b) and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).

ii. Dwellings in Area B shall have alley access with real-load garages and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).

c. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

d. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight inches (8”), as measured prior to the installation of Masonry Materials.

e. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.

iii. A minimum of two (2) garage door styles shall be utilized.

iv. All garage doors shall be cased with either masonry or trim not less than a nominal six inches (6") wide.

f. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. At a minimum, the Front Building Façade shall have a two-foot (2') knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.

ii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).

iii. All front door entranceways shall have a twenty-four square foot (24sqft) minimum covered roof area.

iv. The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

g. Side Building Façade Requirements: Each Dwelling shall

utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.

ii. Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

iii. Sunroom or morning room with a minimum one hundred square feet (100sqft) of additional living space located on Side or Rear Façade.

iv. A window bay or box out not less than six feet (6') wide.

v. Hip roof.

vi. Roofline direction change, roofline height change, or two (2) or more roof planes.

vii. A minimum of two (2) or more windows per each Side Building Façade.

viii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

B. Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

1. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:

a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.

2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as enhanced below:

a. At a minimum, all Established Front Yards shall be

sodded and the remainder of the Lot shall be seeded.

7.2. Area C - Townhomes:

A. The State Highway 32 Overlay District shall not apply to Area C.

B. Architectural Standards: Article 6.3 Architectural Standards: Shall apply, except as modified below.

1. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area C. General Conformance with Exhibit D, as determined by the Director of Community Development, shall be required.

2. Perimeter Lots: Article 6.3(C)(1) shall apply to the Lots directly adjacent to Towne Road.

3. Streetscape Diversity: Article 6.3(C)(2) shall not apply, rather the standards included in Section 7.2.B.8 of this Ordinance shall apply.

4. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

5. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11") on all facades of each Building, as measured prior to the installation of any Masonry Materials.

6. Garages: All Dwellings shall have an attached two (2) car garage. Streetscape Diversity: Article 6.3(C)(4) shall not apply.

7. Roof Pitch:

a. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.

b. Shed roof dormer accents shall be no less than 3:12.

8. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:

a. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer

panels, horizontal siding, shake siding or board and batten siding.

b. Shutters or a six-inch (6") nominal trim board on all operable windows shall apply unless wrapped in masonry.

c. A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.

d. A minimum of five (5) windows.

e. Front door entranceways shall be covered by a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).

f. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.

g. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.

9. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):

a. A minimum of two (2) windows.

b. All windows shall have a minimum four-inch (4") nominal width trim.

c. A two-foot (2') wide return of Masonry Material extending from the front on the first floor.

d. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.

e. For all Townhomes abutting a Common Area or Public Street, a two-foot (2') masonry knee wall shall apply to the exposed façade(s).

10. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:

    a. A minimum of three (3) windows.

    b. All windows shall have a minimum four-inch (4") nominal width trim.

C. Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

1. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:

    a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.

    b. Trees planted in the front yard of lots along 175th Street shall qualify in meeting the Street Tree standard.

2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Townhomes:

    a. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling.

    b. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard.

7.3 Area D:

A. Accessory Uses and Building Standards: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard excluding State Road 32. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal Frontage Road.

B. Business District Architectural Standards: Article 6.3(F) of the UDO shall apply as modified by this Ordinance and the State Highway 32 Overlay standards of the UDO.

1. Article 6.3(F)(11)(c) shall not all, a canopy may have a flat roof.

C. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

.

1. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply, except as modified below:

   a. Foundation Plantings requirement shall not apply (i) to a Building Façade oriented toward the internal Frontage Road, (ii) where a drive-thru aisle is located and (iii) adjacent to a loading areas.

   b. Planters located at the base of a building or attached to a façade shall be counted to meet this requirement.

   c. Planting beds shall be a minimum of five (5) feet in width.

2. Sidewalks: Paths and sidewalks shall be permitted within the planting area.

3. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply as modified below.

   a. Where overlapping the grater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative.

D. Article 6.14 Parking Standards: Shall apply, except as otherwise modified below:

1. Parking Space requirements for all non-residential uses shall be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.

7.4 Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.

A. No Buffer Yard shall be required along the West perimeter of the Real Estate in Area B, Area C and Area D. In Area A (along the west and south perimeter of the Real Estate) there shall be a twenty (20) foot Tree Preservation Easement. No tree inventory shall be required in these

areas.

B. No Buffer Yard shall be required where the perimeter of the Real Estate is within the Flood Zone. Tree Preservation shall be provided in Area A, Area B and Area C. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are in an area required to be removed by Westfield Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of the review of Construction Plans.

C. No berms shall be required within Buffer Yards.

D. No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.

E. Common Areas shall not be located upon Lots.

7.5 Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Section 8. **The State Highway 32 Overlay District.** Article 5.3 of the UDO shall apply, except as otherwise modified or enhanced below.

8.1 Access Control Requirements:

A. Article 5.3(F)(3) of the UDO shall not apply.

B. Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.

8.2 Building Size Requirements: The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A Gasoline Service Station shall not be subject to this minimum building size standard.

8.3 Architectural Design Requirements: Article 5.3(K) State Highway 32 Overlay

District (the "32 Overlay") shall apply except as modified below:

A. Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

9.1 **Exhibit E** includes permitted cross sections for alley and non-standard road cross sections as illustrated on the Concept Plan.

9.2 The area outline in Red on the Concept Plan shall be dedicate the City to accommodate the construction of Towne Road.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.

B. Open Space Ownership:

1. A portion of the Real Estate east of the southernmost pond as illustrated on the Concept Plan may be sold to abutting and adjoining owners of property located on the west side of Little Eagle Creek Avenue. If an area of real estate is sold, the subject area would be included in the calculation of required Open Space but not be subject to the Open Space provisions of the UDO. Further the area would be subject to Tree Preservation requirements and prohibit the construction of any structures.

C. Pedestrian Network Standards: A network of sidewalks and trails shall be installed as generally depicted on **Exhibit B**.

1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

2. Named Trials (i) in or adjacent to right-of-way , (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.

D. Amenities: Construction of amenities shall commence no later than issuance of one-hundred and forty-five (145) dwelling units, or fifty (50) percent of the Lots within Area A &B, whichever comes first.

1. The amenities shall include, but shall not be limited to the following:

a. Playground: Playground equipment shall be provided.

b. Shade Pavilion: A shade pavilion including seating shall be provided.

c. Bathhouse Building: A Bathhouse Building shall be provided and shall include an outdoor patio space, restrooms, and lockable storage.

d. Community Pool: A swimming pool and wading pool shall be provided.

e. Parking: Vehicular and bike parking for the Bathhouse Building and Community Pool shall be provided.

d. Play-Courts: Multi-mini-court pads shall be provided. At a minimum one (1) pickle ball court and one (1) ½ basketball court shall be provided.

2. Amenities shall be as generally depicted on **Exhibit E**. The location of Amenities shall be as generally illustrated on the Concept Plan. The final location(s) of specific amenity features such as, but not limited to, the Bathhouse Build and Pool, may be adjusted and shall be illustrated on the Final Development Plan.

Section 11. Duration. Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 12. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 13. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-13** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-13

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-13

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Towne Road Crossing PUD Amendment - 13 090825

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits (Residential Area Homes)
Exhibit E	Amenity Character Exhibit
Exhibit F	Alley and Non-standard Road Cross Sections

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED “WEIHE ENGR. 0012” (HEREAFTER REFERRED AS A “WEIHE REBAR”); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED “FRITZ BOUNDARY CORNER”; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES, MORE OR LESS.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

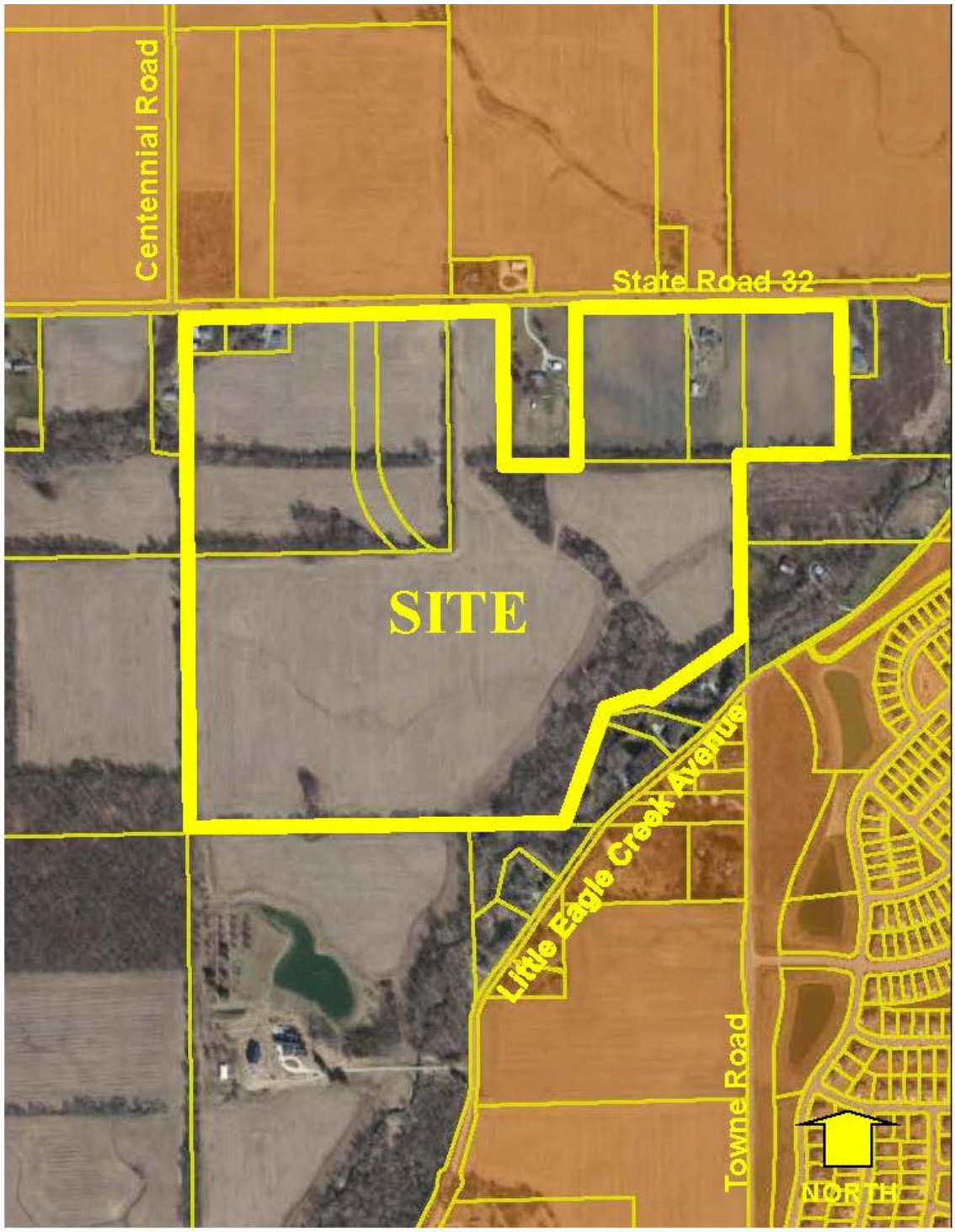
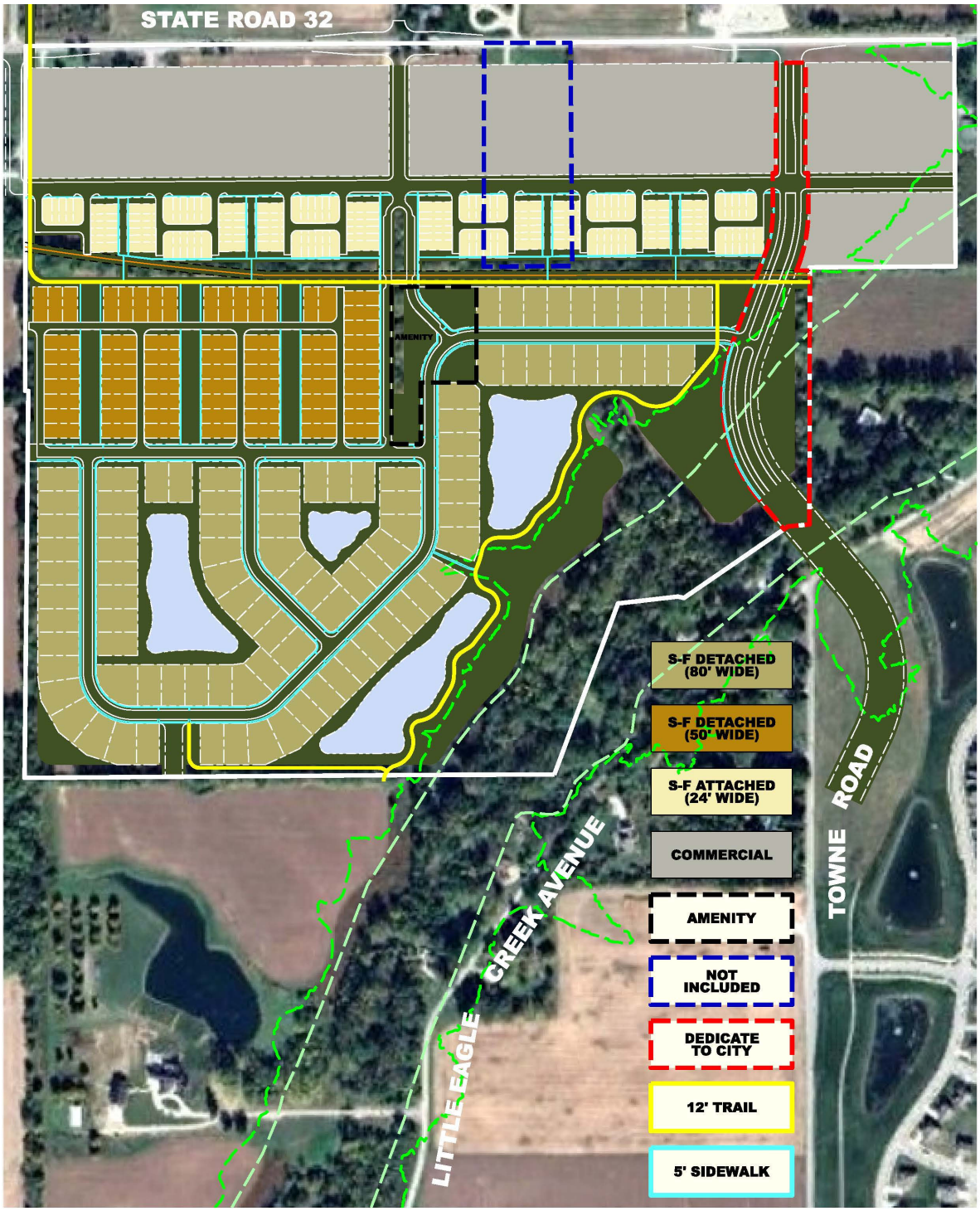


EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2504-PUD-04.

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EXHIBIT C

Area Plan
(Page 1 of 1)

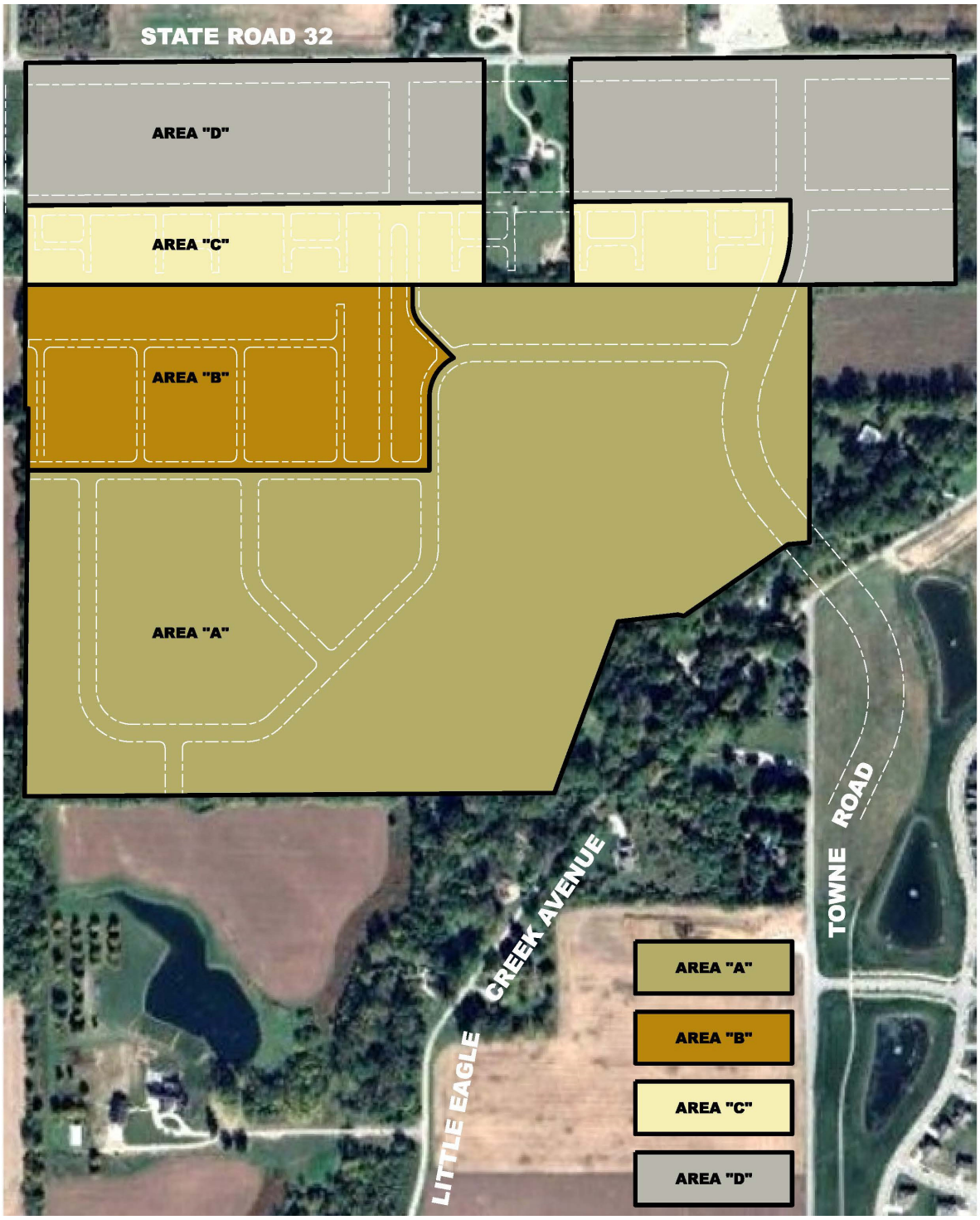


EXHIBIT D

CHARACTER EXHIBITS

(See following 10 pages)

Area A – Home Examples

Victorian

Craftsman

Italianate

Area A – Home Examples

Area A – Home Examples

Area A – Home Examples

Area B – Home Examples

Elevation A

Area B – Home Examples

Elevation A

Area B – Home Examples

Elevation C

Elevation D

Elevation A

Elevation A - Shown with Brick

Area B – Home Examples

Area C – Townhome Character
(Page 1 of 2)

EXHIBIT C

Area C – Townhome Character
(Page 2 of 2)

EXHIBIT E

AMENITY CHARACTER EXHIBITS

(See following 4 pages)

PLAY STRUCTURES

PAVILIONS

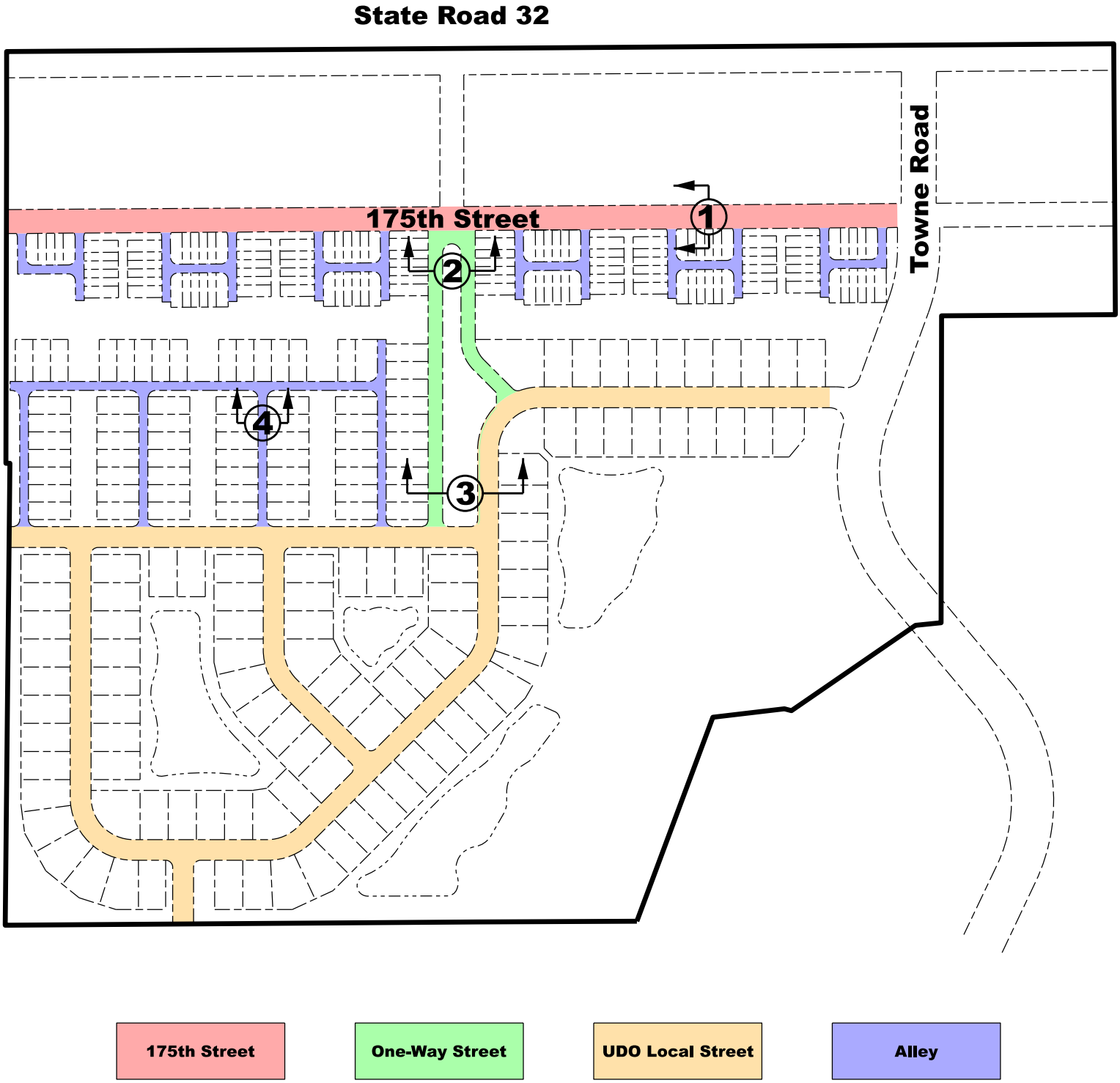
PLAY COURTS

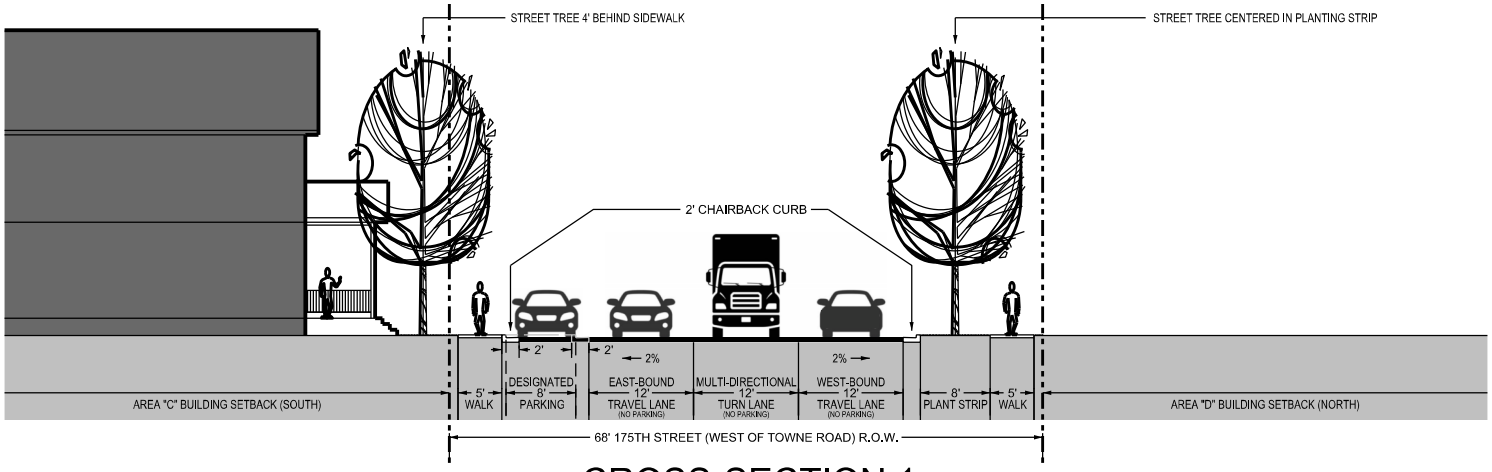
SITE FURNISHINGS

EXHIBIT F

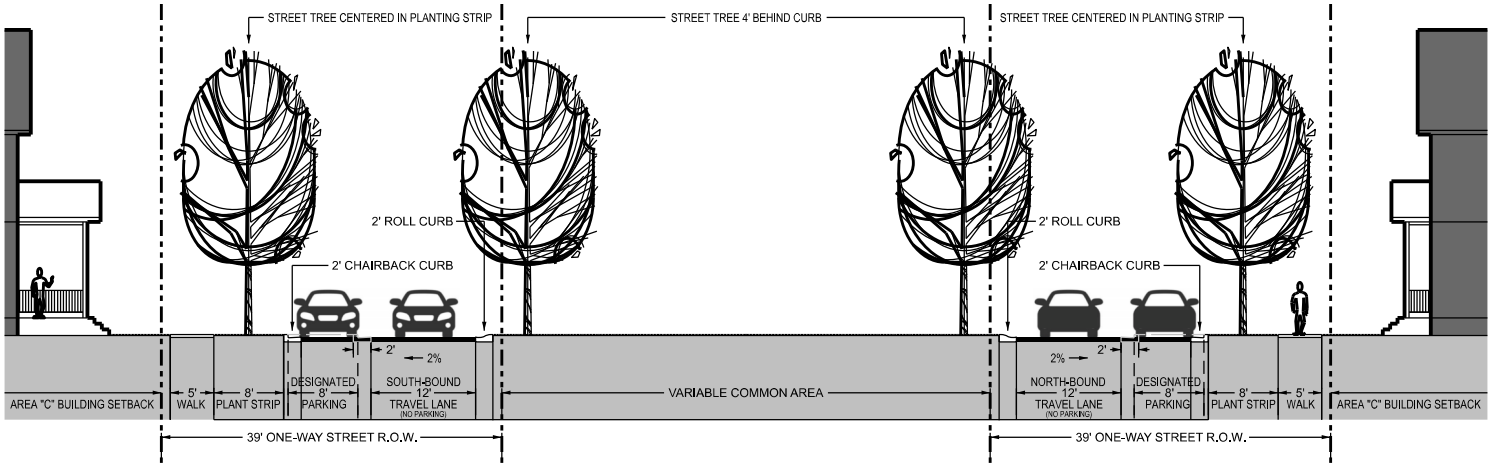
ALLEY AND NON-STANDARD ROAD CROSS SECTIONS

(See following 2 pages)

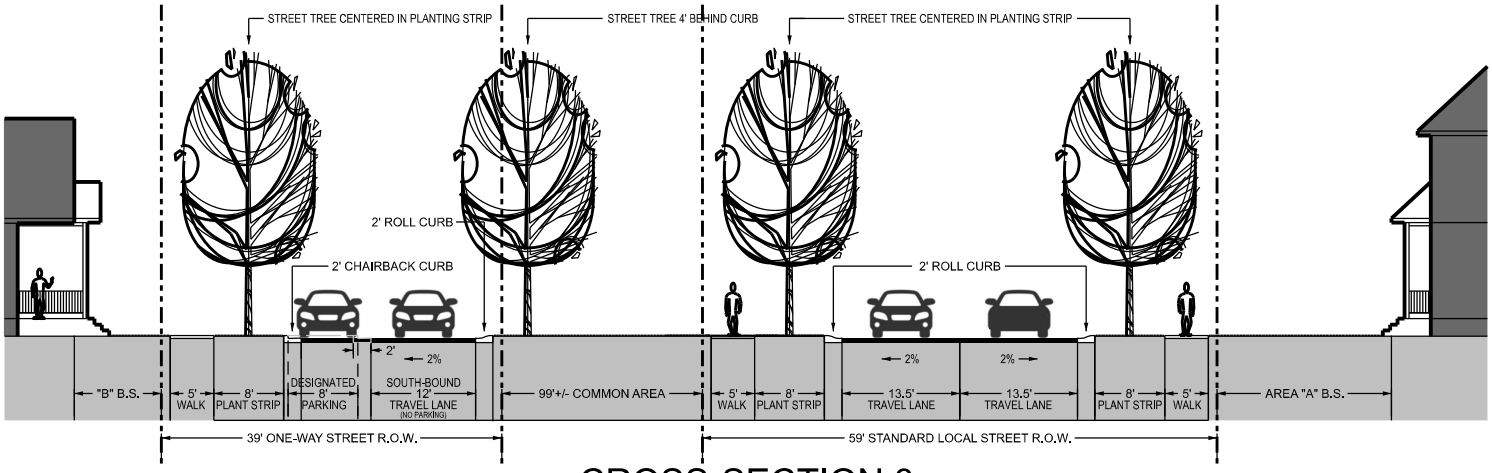

State Road 32
175th Street
Towne Road
1
2
3
4
175th Street
One-Way Street
UDO Local Street
Alley



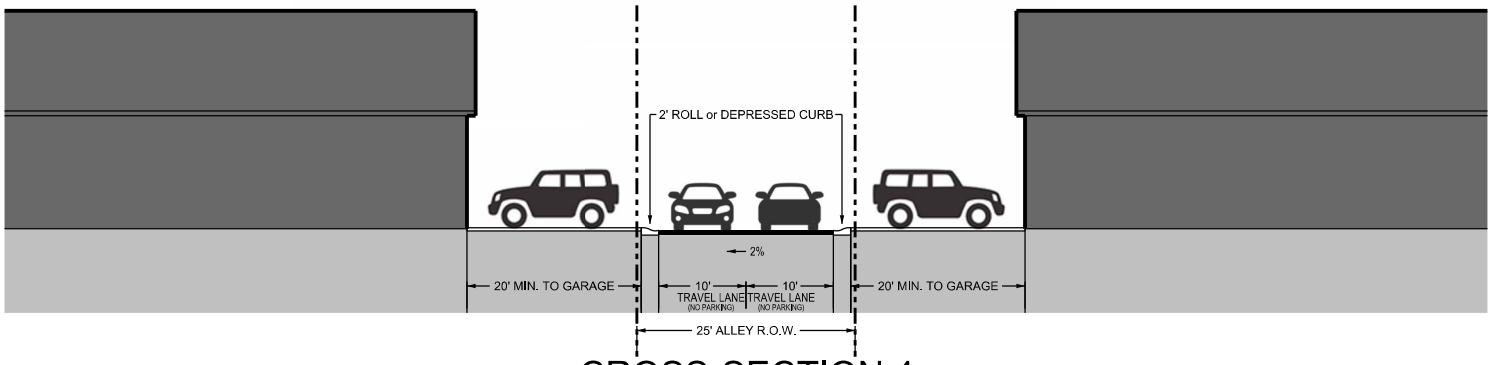
CROSS-SECTION 1



CROSS-SECTION 2



CROSS-SECTION 3



CROSS-SECTION 4

ORDINANCE NUMBER 25-13

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

"Towne Road Crossing PUD District – 2025 Amendment I"

This is a Planned Unit Development District Ordinance (to be known as the "**Towne Road Crossing PUD District – 2024 Amendment I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 07-26 (the "Towne Road Crossing PUD Ordinance"), on December 10, 2007;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2504-PUD-04**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2504-PUD-04** to the Common Council with a _____ recommendation **(-)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 2025;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance, which shall be referred to as the "**Towne Road Crossing PUD District – 2025 Amendment I**" (the "District"), shall amend and replace in its

entirety the Towne Road Crossing PUD Ordinance and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate the Towne Road Crossing PUD District – 2025 Amendment I.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield Unified Development Ordinance, as amended, and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A", "Area B", "Area C", and "Area D", which are identified on the attached Area Plan included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.

2.2 Area A: The part of the Real Estate depicted on the District Map as Area A including Single-family Dwellings.

2.3 Area B: The part of the Real Estate depicted on the District Map as Area B including Single-family Dwellings.

2.4 Area C: The part of the Real Estate depicted on the District Map As Area C including Townhome Dwellings.

2.5 Area D: The part of the Real Estate depicted on the District Map as Area D including commercial uses.

2.6 Area Plan: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.7 Single Family – A: Lots consisting of Single-Family detached homes in Area A.

2.8 Single Family – B: Lots consisting of Single-Family detached homes in Area B.

2.9 Townhome Lots: Lots consisting of Townhome Dwellings in Area C.

2.10 Underlying Zoning District: The Zoning District of the Unified Development

Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The District is hereby divided into four (4) areas as illustrated on the Area Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Townhomes (Area C) and Commercial – (Area D), (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.2 The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A: SF3: Medium Density District.

4.2 Area B: SF4: Single-Family High Density District.

4.3 Area C: SFA: Single-Family Attached District. The only residential use permitted shall be Townhomes.

4.4 Area D: GB: General Business District. The State Highway 32 Overlay District (or provisions thereof) shall apply to the Real Estate only as expressly provided in this Ordinance.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

5.1 Area A, Area B, and Area C:~~–~~ All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below.

1. Dwelling, Single-family Detached shall be the only Dwelling type

permitted in Area A and Area B.

2. Educational Institutions shall be prohibited in Area A.

3. Dwelling, Townhouse shall be the only Dwelling type permitted in Area C.

4. The total number of Dwelling Units permitted on the Real Estate shall not exceed two-hundred and ninety-six (296).

5.2 Area D: All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below.

1. Gasoline Service Station (fueling station) shall be permitted and shall be limited to one (1) in Area D.

2. A maximum of ~~eight (8~~six (6) freestanding (single-use building) restaurants including drive-thru service shall be permitted on the Real Estate. Further, uses within multi-tenant buildings that include drive-thru service shall be permitted and not subject to the single-use building limitation.

3. The following uses shall be prohibited on the Real Estate: all car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Area A – Area C: The following standards shall be applied to the Areas:

Standard	**Area A**	**Area B**	**Area C**
Minimum Lot Area	8,000sqft	5,500sqft	No Minimum
Minimum Lot Frontage	40’	40’	No Minimum
Minimum Building Setback			
Front Yard	20’	*10’	0’
Side Yard	5’	**3’	0’
Rear Yard	20’	***20’	0’
Minimum Distance Between Buildings	Not Applicable	Not Applicable	20’

Minimum Lot Width	80’	50’	No Minimum
Maximum Building Height	2 ½ Stories	2 ½ Stories	3 Stories
Max. Dwelling Units Per Building	Not Applicable	Not Applicable	6
Minimum Living Area (Total)			
Single Story	1,800sqft	1,400sqft	Not Applicable
Two Story	1,800sqft	1,400sqft	Not Applicable
Total Living Area	Not Applicable	Not Applicable	1,250

*Porches, stoops and steps are permitted to encroach by 3’ into the setback.

**10’ where adjacent to an alley.

***20’ shall be required between alley pavement and garage doors.

6.2 Area D: Section 4.16(A) thru 4.16(I) of the UDO shall not apply to Area D, rather the following shall apply:

1. Minimum Lot Area: No minimum

2. Minimum Lot Frontage: 0 feet, however, all Lots shall have vehicular access.

3. Minimum Front Yard Building Setback:

   A. State Road 32 Right-of-Way: 60 feet
   B. All other right-of-way: 20 feet

4. Minimum Side Yard Building Setback (internal to Area): 0 feet

5. Minimum Side Yard or Rear Yard Building Setback abutting Area perimeter: 0 feet

6. Minimum Rear Yard Building Setback (internal to Area): 0 feet

7. Minimum Lot Width: No minimum

8. Minimum Building Height: 18 feet (measured at or top of parapet wall for flat roof buildings)

9. Maximum Building Height: 0 feet

10. Minimum Building Size: No minimum

11. Development Plan Required: Required.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Area A, and Area B – Single-family Detached Dwellings:

A. Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each Area of the District. General Conformance with **Exhibit D**, as determined by the Director of Community Development, shall be required.

B. Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:

a. Perimeter Lots: Article 6.3(C)(1) shall apply to Area A.

b. Streetscape Diversity: Article 6.3(C)(2) shall apply as modified below.

i. Dwellings in Area A comply with the winding streets or similar development design standard of Article 6.3(CC)(2)(b) and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).

ii. Dwellings in Area B shall have alley access with real-load garages and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).

c. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

d. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight inches (8”), as measured prior to the installation of Masonry Materials.

e. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.

iii. A minimum of two (2) garage door styles shall be utilized.

iv. All garage doors shall be cased with either masonry or trim not less than a nominal six inches (6") wide.

f. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. At a minimum, the Front Building Façade shall have a two-foot (2') knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.

ii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).

iii. All front door entranceways shall have a twenty-four square foot (24sqft) minimum covered roof area.

iv. The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

g. Side Building Façade Requirements: Each Dwelling shall

utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.

ii. Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

iii. Sunroom or morning room with a minimum one hundred square feet (100sqft) of additional living space located on Side or Rear Façade.

iv. A window bay or box out not less than six feet (6') wide.

v. Hip roof.

vi. Roofline direction change, roofline height change, or two (2) or more roof planes.

vii. A minimum of two (2) or more windows per each Side Building Façade.

viii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

B. Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

1. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:

a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.

2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as enhanced below:

a. At a minimum, all Established Front Yards shall be

sodded and the remainder of the Lot shall be seeded.

7.2. Area C - Townhomes:

A. The State Highway 32 Overlay District shall not apply to Area C.

B. Architectural Standards: Article 6.3 Architectural Standards: Shall apply, except as modified below.

1. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area C. General Conformance with Exhibit D, as determined by the Director of Community Development, shall be required.

2. Perimeter Lots: Article 6.3(C)(1) shall apply to the Lots directly adjacent to Towne Road.

3. Streetscape Diversity: Article 6.3(C)(2) shall not apply, rather the standards included in Section 7.2.B.8 of this Ordinance shall apply.

4. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

5. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11") on all facades of each Building, as measured prior to the installation of any Masonry Materials.

6. Garages: All Dwellings shall have an attached two (2) car garage. Streetscape Diversity: Article 6.3(C)(4) shall not apply.

7. Roof Pitch:

a. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.

b. Shed roof dormer accents shall be no less than 3:12.

8. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:

a. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer

panels, horizontal siding, shake siding or board and batten siding.

b. Shutters or a six-inch (6") nominal trim board on all operable windows shall apply unless wrapped in masonry.

c. A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.

d. A minimum of five (5) windows.

e. Front door entranceways shall be covered by a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).

f. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.

g. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.

9. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):

a. A minimum of two (2) windows.

b. All windows shall have a minimum four-inch (4") nominal width trim.

c. A two-foot (2') wide return of Masonry Material extending from the front on the first floor.

d. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.

e. For all Townhomes abutting a Common Area or Public Street, a two-foot (2') masonry knee wall shall apply to the exposed façade(s).

10. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:

    a. A minimum of three (3) windows.

    b. All windows shall have a minimum four-inch (4") nominal width trim.

C. Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

1. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:

    a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.

    b. Trees planted in the front yard of lots along 175th Street shall qualify in meeting the Street Tree standard.

2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Townhomes:

    a. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling.

    b. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard.

7.3 Area D:

A. Accessory Uses and Building Standards: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard excluding State Road 32. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal Frontage Road.

B. Business District Architectural Standards: Article 6.3(F) of the UDO shall apply as modified by this Ordinance and the State Highway 32 Overlay standards of the UDO.

1. Article 6.3(F)(11)(c) shall not all, a canopy may have a flat roof.

C. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

.

1. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply, except as modified below:

   a. Foundation Plantings requirement shall not apply (i) to a Building Façade oriented toward the internal Frontage Road, (ii) where a drive-thru aisle is located and (iii) adjacent to a loading areas.

   b. Planters located at the base of a building or attached to a façade shall be counted to meet this requirement.

   c. Planting beds shall be a minimum of five (5) feet in width.

2. Sidewalks: Paths and sidewalks shall be permitted within the planting area.

3. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply as modified below.

   a. Where overlapping the grater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative.

D. Article 6.14 Parking Standards: Shall apply, except as otherwise modified below:

1. Parking Space requirements for all non-residential uses shall be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.

7.4 Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.

A. No Buffer Yard shall be required along the West perimeter of the Real Estate in Area B, Area C and Area D. In Area A (along the west and south perimeter of the Real Estate) there shall be a twenty (20) foot Tree Preservation Easement. No tree inventory shall be required in ~~this~~

~~area~~these areas.

B. No Buffer Yard shall be required where the perimeter of the Real Estate is within the Flood Zone. Tree Preservation shall be provided in Area A, Area B and Area C. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are in an area required to be removed by Westfield Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of the review of Construction Plans.

C. No berms shall be required within Buffer Yards.

D. No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.

E. Common Areas shall not be located upon Lots.

7.5 Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Section 8. **The State Highway 32 Overlay District.** Article 5.3 of the UDO shall apply, except as otherwise modified or enhanced below.

8.1 Access Control Requirements: ~~Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.~~

A. Article 5.3(F)(3) of the UDO shall not apply.

B. Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.

8.2 Building Size Requirements: The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A Gasoline Service Station shall not be subject to this minimum building size standard.

~~8.2~~

8.3 Architectural Design Requirements: Article 5.3(K) State Highway 32 Overlay District (the "32 Overlay") shall apply except as modified below:

A. Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

9.1 **Exhibit E** includes permitted cross sections for alley and non-standard road cross sections as illustrated on the Concept Plan.

9.2 The area outline in Red on the Concept Plan shall be dedicate the City to accommodate the construction of Towne Road.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.

B. Open Space Ownership:

1. A portion of the Real Estate east of the southernmost pond as illustrated on the Concept Plan may be sold to abutting and adjoining owners of property located on the west side of Little Eagle Creek Avenue. If an area of real estate is sold, the subject area would be included in the calculation of required Open Space but not be subject to the Open Space provisions of the UDO. Further the area would be subject to Tree Preservation requirements and prohibit the construction of any structures.

C. Pedestrian Network Standards: A network of sidewalks and trails shall be installed as generally depicted on **Exhibit B**.

1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

2. Named Trials (i) in or adjacent to right-of-way , (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.

D. Amenities: Construction of amenities shall commence no later than issuance of one-hundred and forty-five (145) dwelling units, or fifty (50) percent of the Lots within Area A &B, whichever comes first.

1. The amenities shall include, but shall not be limited to the following:

a. Playground: Playground equipment shall be provided.

b. Shade Pavilion: A shade pavilion including seating shall be provided.

c. Bathhouse Building: A Bathhouse Building shall be provided and shall include an outdoor patio space, restrooms, and lockable storage.

d. Community Pool: A swimming pool and wading pool shall be provided.

e. Parking: Vehicular and bike parking for the Bathhouse Building and Community Pool shall be provided.

d. Play-Courts: Multi-mini-court pads shall be provided. At a minimum one (1) pickle ball court and one (1) ½ basketball court shall be provided.

2. Amenities shall be as generally depicted on **Exhibit E**. The location of Amenities shall be as generally illustrated on the Concept Plan. The final location(s) of specific amenity features such as, but not limited to, the Bathhouse Build and Pool, may be adjusted and shall be illustrated on the Final Development Plan.

Section 11. Duration. Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 12. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 13. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-13** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-13

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-13

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits (Residential Area Homes)
Exhibit E	Amenity Character Exhibit
Exhibit F	Alley and Non-standard Road Cross Sections

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED “WEIHE ENGR. 0012” (HEREAFTER REFERRED AS A “WEIHE REBAR”); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED “FRITZ BOUNDARY CORNER”; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES, MORE OR LESS.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

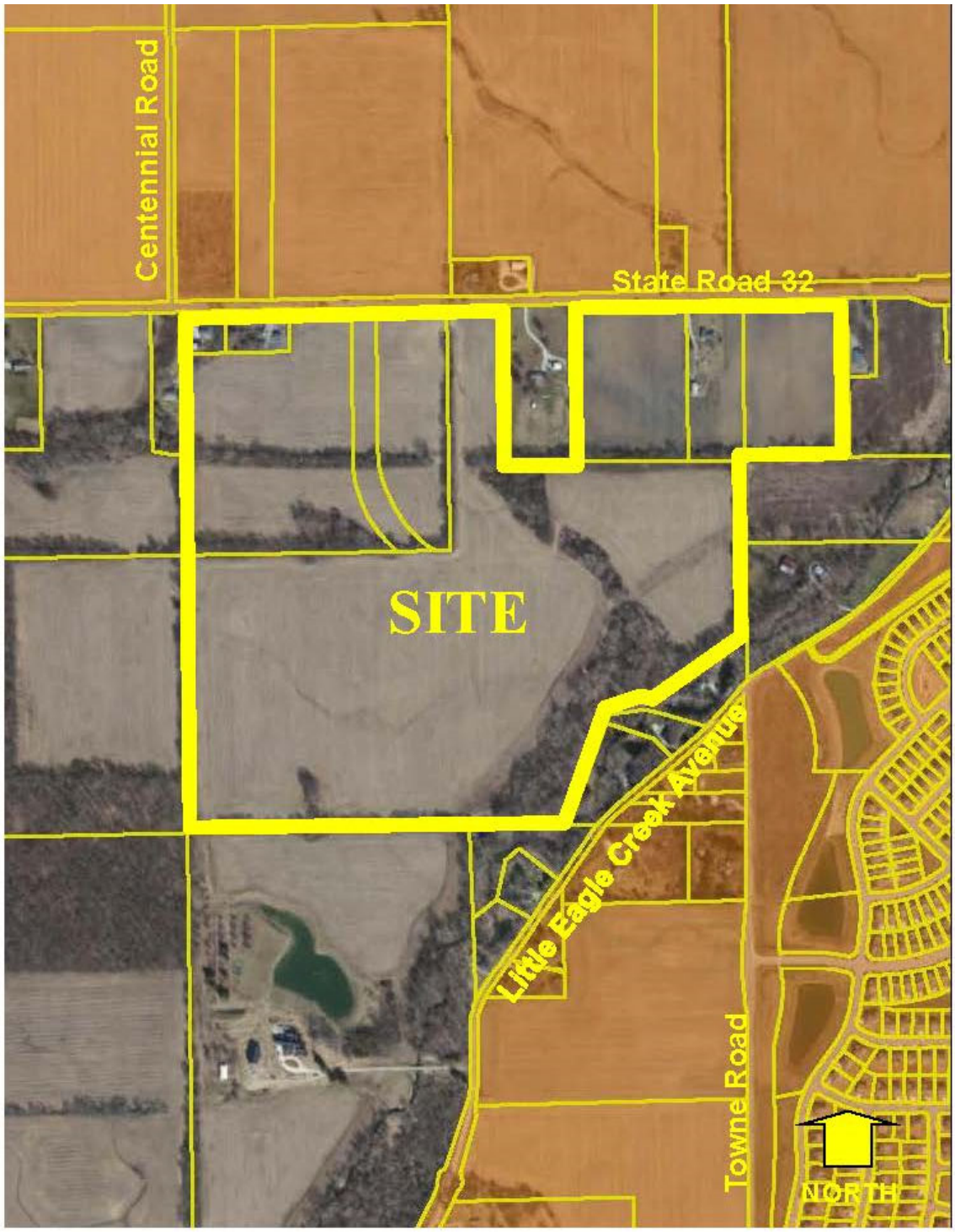
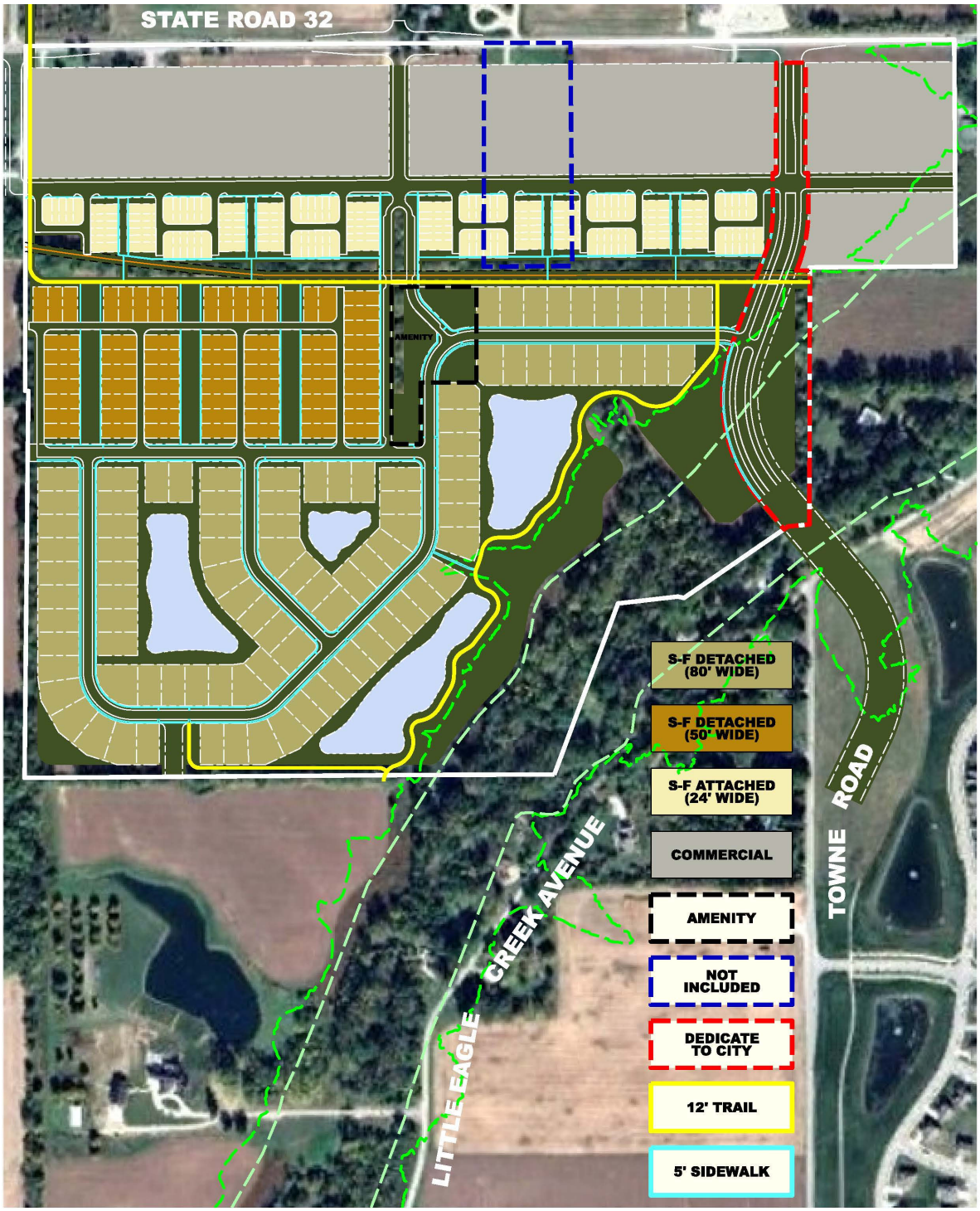


EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2504-PUD-04.

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EXHIBIT C

Area Plan
(Page 1 of 1)

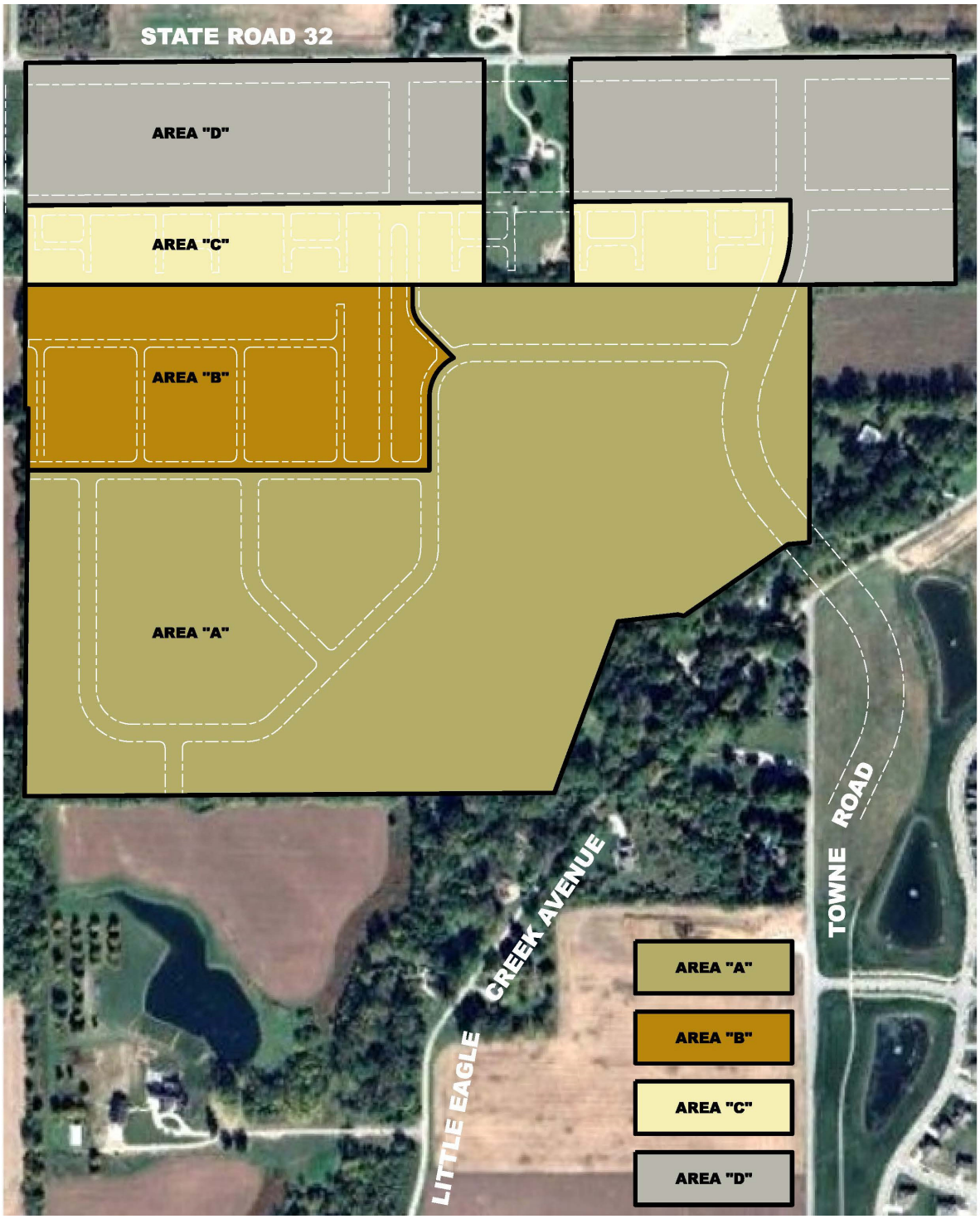


EXHIBIT D

CHARACTER EXHIBITS

(See following 10 pages)

Area A – Home Examples

Victorian

Craftsman

Italianate

Area A – Home Examples

Area A – Home Examples

Area A – Home Examples

Area B – Home Examples

Elevation A

Area B – Home Examples

Elevation A

Area B – Home Examples

Elevation C

Elevation D

Elevation A

Elevation A - Shown with Brick

Area B – Home Examples

Area C – Townhome Character
(Page 1 of 2)

EXHIBIT C

Area C – Townhome Character
(Page 2 of 2)

EXHIBIT E

AMENITY CHARACTER EXHIBITS

(See following 4 pages)

PLAY STRUCTURES

PAVILIONS

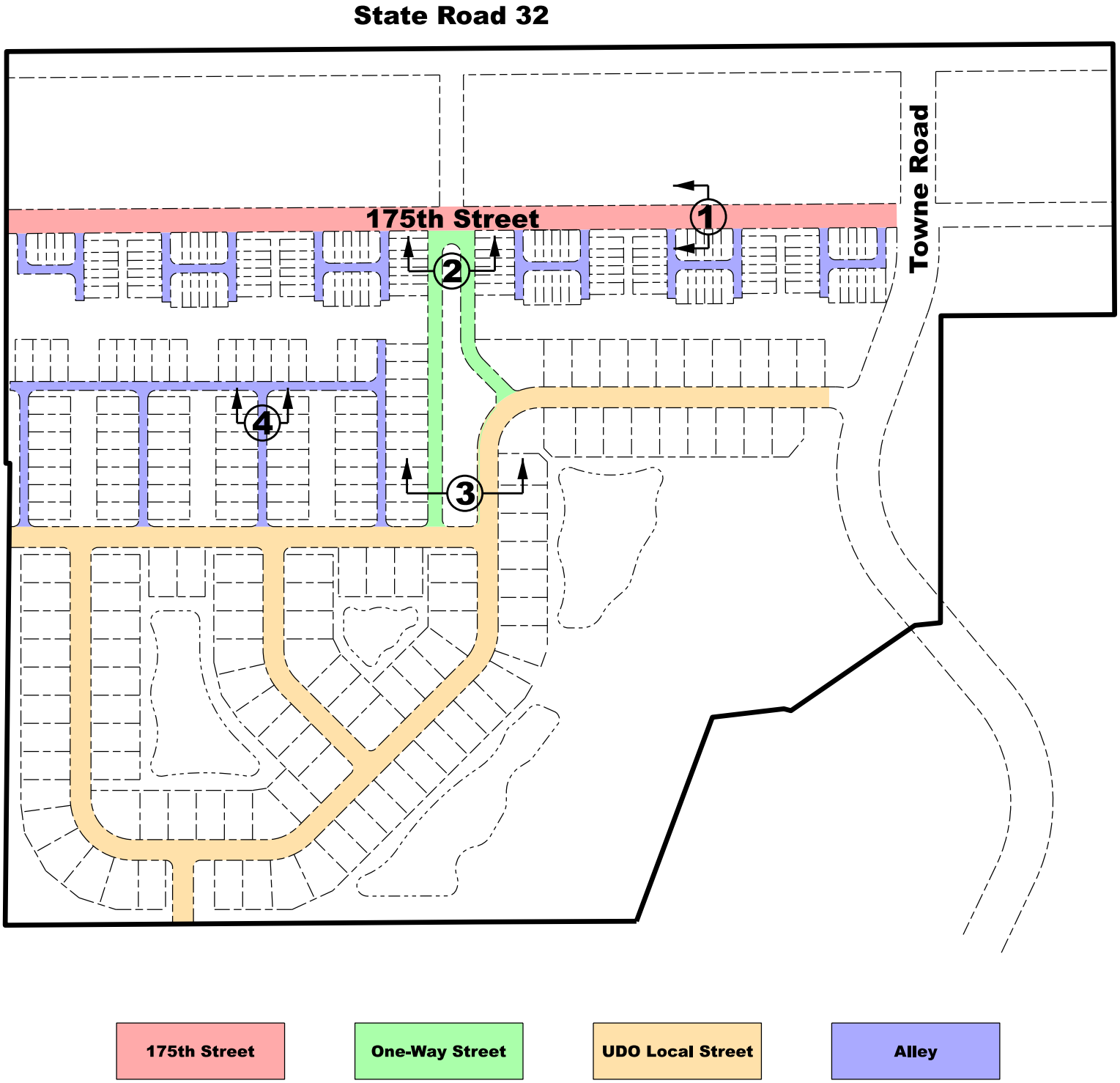
PLAY COURTS

SITE FURNISHINGS

EXHIBIT F

ALLEY AND NON-STANDARD ROAD CROSS SECTIONS

(See following 2 pages)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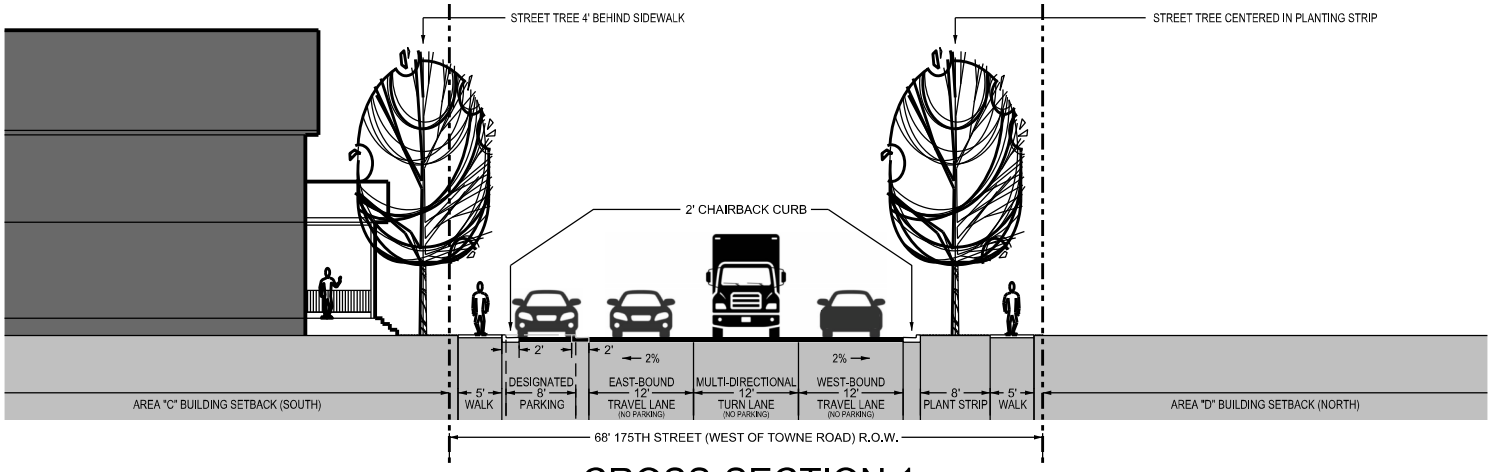
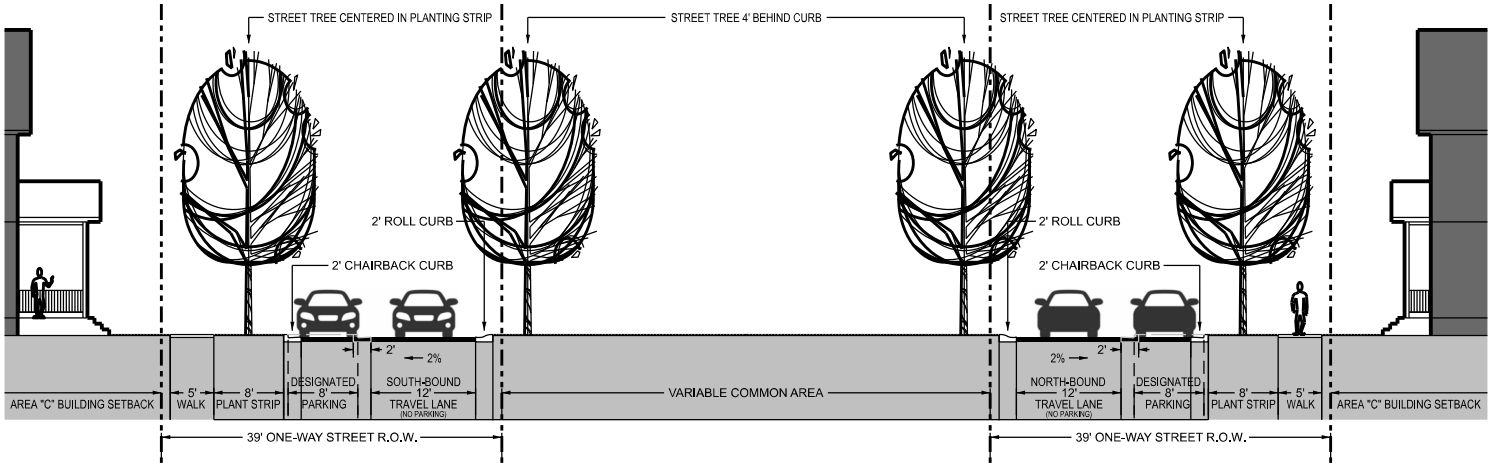
175th Street
Towne Road
1
2
3
4
175th Street
One-Way Street
UDO Local Street
Alley



CROSS-SECTION 1



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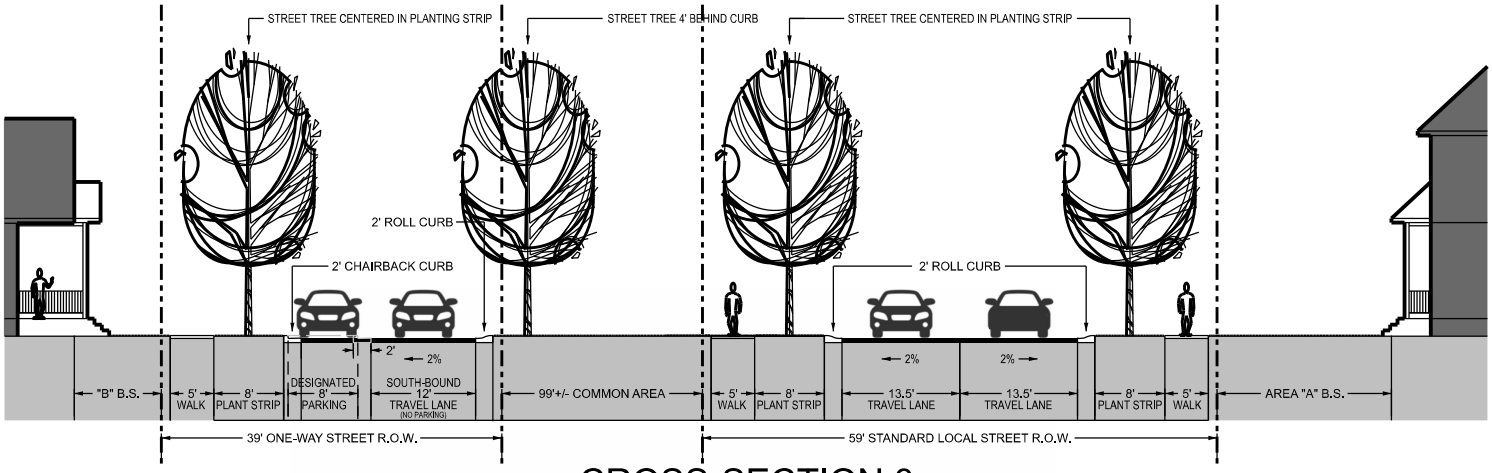

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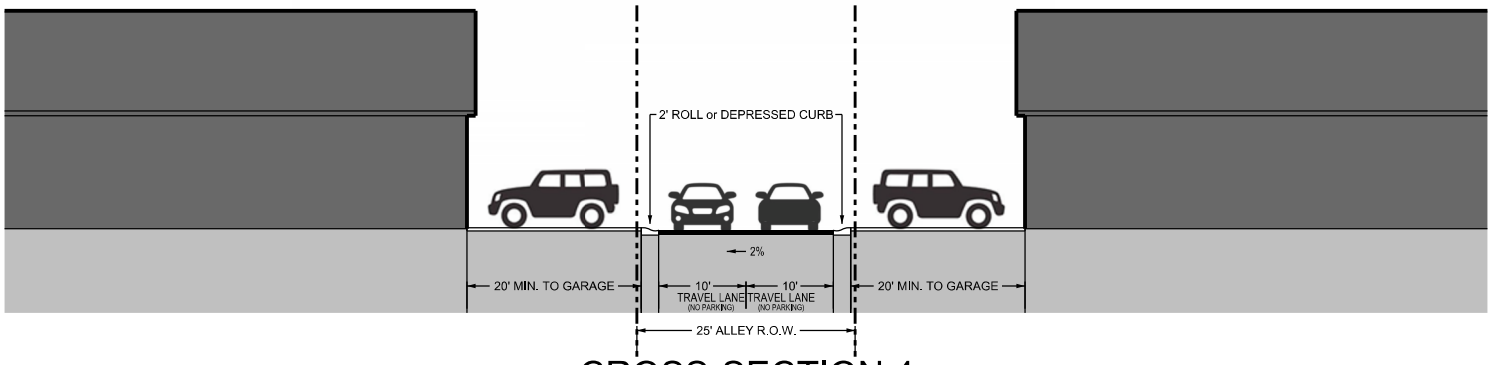

CROSS-SECTION 4

EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)

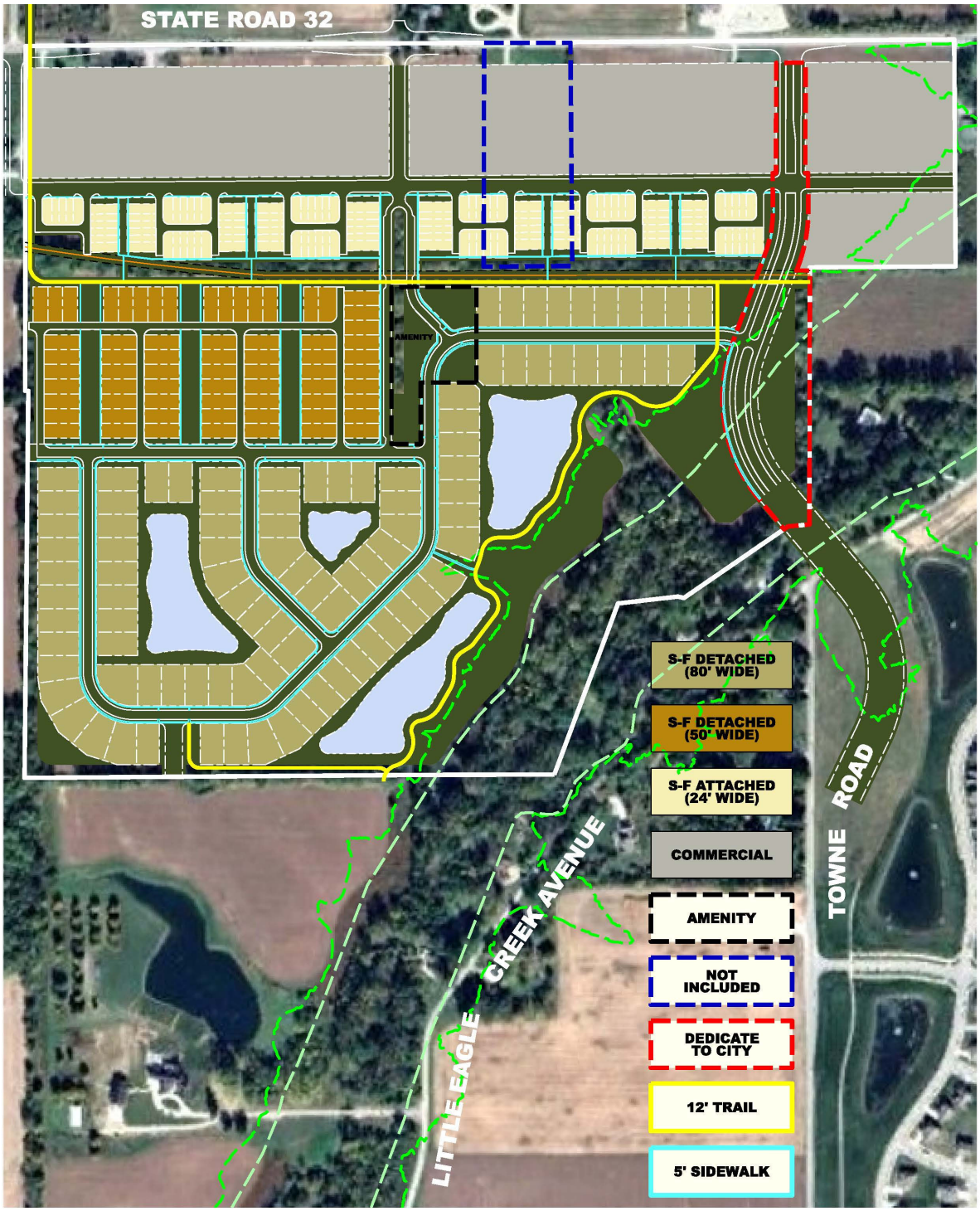

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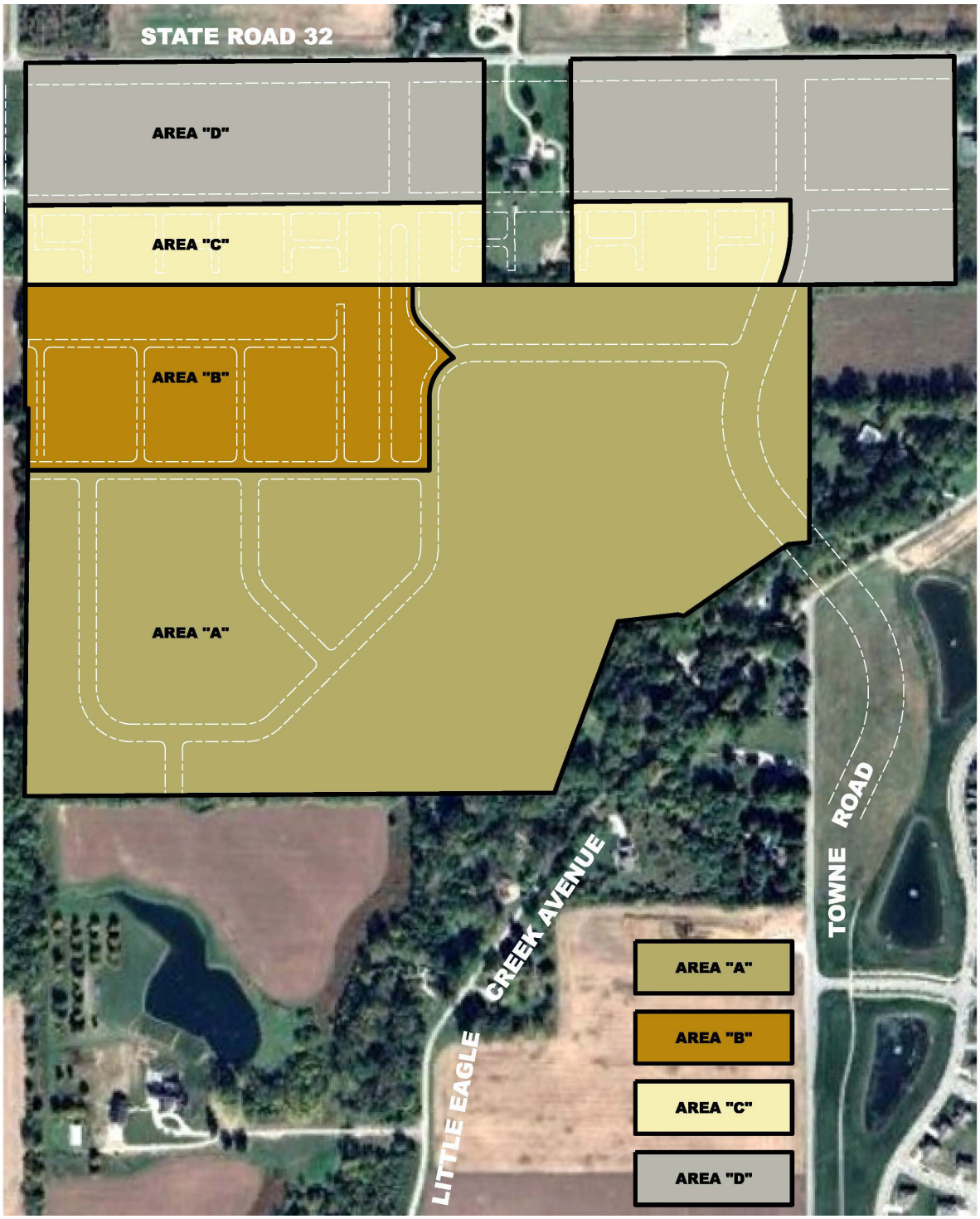
EXHIBIT C

Area Plan
(Page 1 of 1)



COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos.: Deed recorded on 8/14/2020 with the Recorder of Hamilton County, Indiana as Instrument Number 2020-54800; Deed recorded on 12/7/2018 as Instrument Number 2018-57006; Deed recorded on 12/9/2016 as Instrument Number 2016-65317; Deed recorded on 4/12/2012 as Instrument Number 2012-19516; Deed recorded on 3/3/2022 as Instrument Number 2022-11376; Deed recorded on 5/2/2022 as Instrument Number 2022-22072; Deed recorded on 8/9/2018 as Instrument Number 2018-36738; and, Deed recorded on 10/5/2021 as Instrument Number 2021-72286;

WHEREAS, the City of Westfield, Indiana ("City") and Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance ("UDO");

WHEREAS, the Developer filed a petition under Docket Number 2504-PUD-04 (Ordinance 25-13) with the Plan Commission and City Council to rezone parcels of real estate that are identified by the Hamilton County, Indiana Auditor as Tax Parcel Identification Numbers 08-09-05-00-00-011.000; 08-09-05-00-00-011.002; 08-09-05-00-00-011.003; 08-09-05-00-00-015.000; a portion of 08-09-05-00-00-035.000; 08-09-05-00-00-013.000; 08-09-05-00-00-043.000; 08-09-05-00-00-014.000; 08-09-04-00-00-001.000; 08-09-05-00-00-011.001; and, 08-09-05-00-00-010.000 (collectively, the "Real Estate"), which parcels are more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") to the "Towne Road Crossing PUD District – 2025 Amendment I".

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") and Westfield City Council to consider approval of the Towne Road Crossing PUD District – 2025 Amendment I, subject to the following commitments (the "Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission and Westfield City Council regarding the use and development of the Real Estate:

Section 1. Commitments. The Real Estate is subject to the following Commitments:

A. Renting and Leasing: The following text shall be included in Covenants, Conditions and Restrictions (the "CCR's") applicable to the Real Estate:

Renting and Leasing. At least eighty-five percent (85%) of the Residential Units shall be Owner occupied. No additional renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the Owner shall be entitled to lease the Residential Unit for residential

purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, significant financial harm shall occur to the Owner. The Owner must inform the Association of the specific circumstances of the hardship, and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

Section 2. Definitions.

1. Developer. Platinum Properties Management Company, LLC, and its successors and assigns.

2. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Plan Commission in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the City Council's approval of the Towne Road Crossing PUD District – 2025 Amendment I.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Towne Road Crossing PUD District – 2025 Amendment I. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Plan Commission.

Section 7. Binding on Successors. These Commitments are binding upon: (i) the Developer and its successors and assigns in interest; (ii) each owner of the Real Estate; and (iii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

I**N WITNESS WHEREOF**, Platinum Properties Management Company, LLC has caused these Commitments to be executed as of the date identified below.

"Developer"

Platinum Properties Management Company, LLC

By: _____

Printed Name: _____

Date: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of Platinum Properties Management Company, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

My Commission Expires:
_____

_____
Notary Public

Residing in _____
County of _____

_____
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

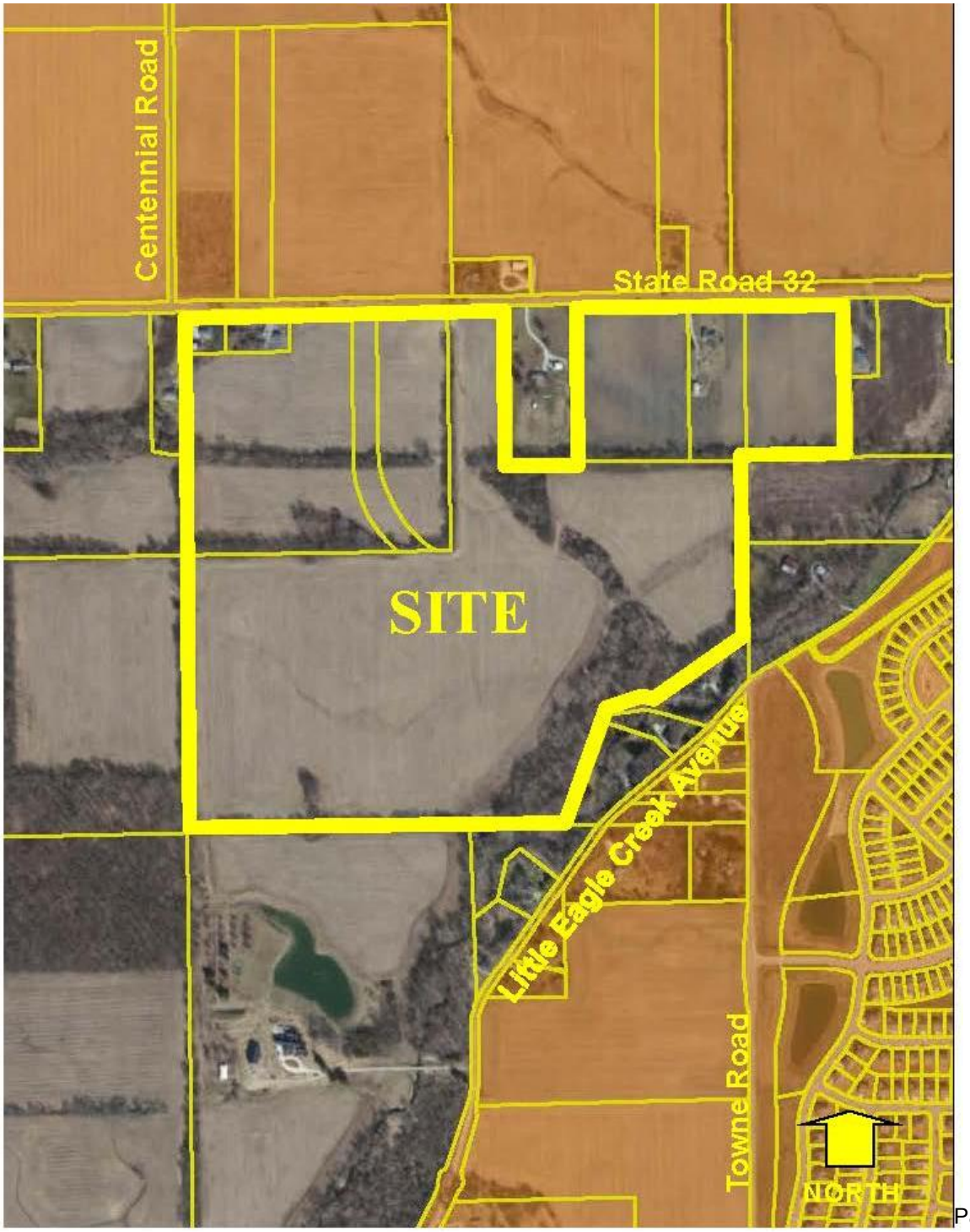
A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED “WEIHE ENGR. 0012” (HEREAFTER REFERRED AS A “WEIHE REBAR”); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED “FRITZ BOUNDARY CORNER”; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES, MORE OR LESS.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)



Towne Road Crossing PUD District – 2025 Text Amendment I
Neighborhood Meeting Summary

Project/Applicant: **Platinum Properties Management Company, LLC**
Towne Road Crossing PUD District – 2025 Amendment I
Docket Number: 2504-PUD-04

Date: **March 26, 2025, at 6:30 pm**

Location: **Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074**

Presenters: **Jon Dobosiewicz, Nelson & Frankenberger, LLC**
Paul Rioux, Platinum Properties Management Company, LLC

Attendees: **See attached Ex. A Sign-In-Sheet**
See attached Ex. B Council Quorum Sign Posted on Site
Ryan Collingwood, Westfield Community Development Department
Councilor Victory McCarty

A. Jon Dobosiewicz provided overview summary of the Towne Road Crossing PUD District – 2025 Amendment I proposal and the following topics were discussed:

1. How many total homes will there be? How many cars will there be and comments about traffic concerns? Will there be any changes to 161st Street?

2. General questions about where sewer, water and utilities are currently located and how they will serve the development?

3. Will you be required to annex the property into the City if the Zoning is approved? Will surrounding properties be included in the annexation?

4. Will all the homes look the same?

5. General questions about what improvements to Towne Road will occur, what will the new alignment for Towne Road be, when would construction on Towne Road extension begin?

6. Will the project have any negative impacts on the environment? Have you completed an environmental impact study?

7. Will there be any changes or improvements to Little Eagle Creek Road?

8. General comment that residents in this area do not receive any notices or letters from the City updating them about changes that are occurring to this area.

9. Can more tree preservation be included in the proposal?

10. General questions on drainage, the ponds proposed for the project and where those ponds outlet to.

11. Request to relocate the proposed Little Eagle Creek Trail to the west side of the pond within the community so that this trail is farther away from the existing homes that back up to Little Eagle Creek. Concerns expressed about people using the Little Eagle Creek Trail who may potentially trespass onto the adjoining properties along Little Eagle Creek.

12. Will chemicals be used to treat the ponds? Will fertilizers be used to treat lawns or any of the commons areas? Will any chemicals or fertilizers that come from the project be discharged into Little Eagle Creek?

13. Request for a fence along the east side of the neighbors who live along Little Eagle Creek to prevent trespassers from entering onto their properties.

14. Request for Platinum Properties to consider selling some property to the neighbors who live along Little Eagle Creek to create a buffer that they would own to help prevent trespassers from entering onto their properties.

15. How much open space is proposed?

16. Will you need to de-water the site? What would be the timeline if you need to de-water the site? , Concern expressed that de-watering could negatively affect adjoining properties that have wells.

17. Who are the proposed builders for the community?

18. What will you do about noise that the development will cause?

19. Will you consider reducing density, adding more greens space, planting more trees?

- **The meeting ended at approximately at 7:45 pm.**

Petition Number:	2509-PUD-18
Project Name:	Schlegel Commerce Park PUD (Ord. 25-54)
Subject Site Address:	Generally located at 20125 Grassy Branch Road (the "Property")
Petitioner:	Pleasant Cities, LLC, on behalf of Austin Schlegel (the "Petitioner")
Request:	Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).
Current Zoning:	AG-SF1: Agricultural / Single-family Rural District
Current Land Use:	Vacant / Agricultural
Approximate Acreage:	3 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Ord. 25-54 (Clean) 4. Ord. 25-54 (Redline) 5. Concept Site Plan 6. Concept Elevations 7. Issue List 8. Neighborhood Meeting Summary
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The petition had its first reading at the September 22, 2025, City Council meeting. Video footage of the item's First Reading can be viewed here.

A neighbor meeting was held on August 28, 2025. A summary of that meeting can be viewed in **Exhibit 8**.

The petition received a public hearing at the October 6, 2025, Advisory Plan Commission (the "APC") meeting. Video footage of the public hearing can be viewed here.

The petition received a Workshop discussion at the November 17, 2025 APC meeting. Video footage from the petition's Workshop discussion can be viewed here.

Th petition is slated for a Recommendation to the City Council at the December 1, 2025 APC meeting.

PROJECT OVERVIEW

Location: The Property is generally located at 20125 Grassy Branch Road. (see **Exhibit 2**).

To the north of the Property is the zoned the Northpoint PUD area. AG-SF1: Agriculture/Single-Family Rural zoned properties exist to the property's south, east, and west. A Religious Institution exists south-adjacent to the Property, with single-family residences to the west across Grassy Branch Road.

Project Description: The Petitioner is requesting a change of zoning from the AG-SF1 District to the Schlegel Commerce Park PUD. This is an enclosed-industrial building & development similar to the surrounding Northpoint area.

PROJECT OVERVIEW ***(blue highlights identify Ordinance additions since the Workshop)***

- **Concept Elevations & Architecture**
  - Concept Elevations have been included in the PUD (see **Exhibit 6**). The development's architecture will be controlled by the concept elevations provided in this Ordinance (Ord. 25-54).
    - If regulations conflict with concept elevations, the collective concept elevation images of Ord. 25-54 will control over the written regulations of UDO Article 6.3(G). Final compliance will be granted via a determination by the Director of Community Development.

- **Concept Site Plan**
  - A concept site plan has been incorporated into the PUD (see **Exhibit 5**), where substantial compliance is required to the development of the Property.
    - Substantial changes due to engineering-related insights shall be permissible.

- **Permitted Uses**
  - All uses permitted via the EI: Enclosed Industrial District as outlined in the UDO's Use Table, except:
    - Special Exception Uses not otherwise permitted below.
    - Heliports
    - Wireless Communication Service Facilities

        - Trucking Companies
        - Warehouse and Distribution Operations (Inside Storage)
        - Commercial Parking Lots and Structures
        - Utilities not Regulated by Indiana Utility Regulatory Commissions
        - Commercial Recreational Facility
        - Bus Station / Transit Stop

    - In addition, the following use is permitted:
        - Health, Fitness, and Exercise Center (max. 7,500 square feet), limited to classes only

- **General Regulations**
    - Minimum Building Setback Lines:
        - Front Yard: 40 feet
        - Side Yard: 20 feet
        - Rear Yard: 40 feet
    - Minimum Building Height:
        - 35 feet

- **Development Standards**
    - Chapter 6 of the UDO will apply to the development of the Real Estate, except as modified below:
        - Buffer Yards will not apply, instead five (5) shade trees and four (4) evergreen or ornamental trees will be required every 100 linear feet along Side and Rear Yards.
        - Existing trees are able to be credited to meet any landscaping requirement of the UDO.
        - A four (4) foot mound with evergreen landscaping will be required in the Front Yard (along the western lot line) to help buffer from west-adjacent properties.
    - Parking Standards:
        - No parking shall be permitted within the Front Yard of the Property.
            - Instead, parking must be provided along the northern Side Yard and the Rear Yard on the Property's eastern side.

- Lighting Standards:
  - Parking Area lighting must be turned off no later than 10PM on weekdays and 11PM on weekends.
    - Motion activated lighting will be required within the parking lot during after hours
  - Signage lighting must be reverse channel, down-lit, or have no lighting at all.
- Overhead Doors:
  - If applicable at all, overhead doors shall only be placed on the north-facing building façade.

- Outdoor Storage:
  - No outdoor storage is to be permitted on-site, other than the parking of company vehicles, which will not be considered outdoor storage.

MODIFICATIONS FROM OCTOBER PUBLIC HEARING TO NOVEMBER WORKSHOP:

The following changes have occurred to the project proposal documents since the item's public hearing last month:

- Reorganization of language within the proposed Ordinance in terms of document applicability (referenced Northpoint PUDs, Unified Development Ordinance).
- Incorporation of Concept Elevations to represent intended architectural style (See **Exhibit 6**).
- An Issue List was compiled and petitioner responses were provided (see **Exhibit 7**).

MODIFICATIONS SINCE THE NOVEMBER 17TH WORKSHOP DISCUSSION:

The following changes have occurred to the project proposal documents since the item's Workshop discussion a few weeks ago:

- Incorporation of a conceptual site plan (**Exhibit 5**) and supporting language on how the site plan will be administered.
- Incorporation of colored conceptual elevations (**Exhibit 6**).
- Included language in which requires motion-activated lighting within the parking area during non-work hours.
- Incorporation of underlying zoning district language.

COMPREHENSIVE PLAN

The Northpoint PUD falls partly within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: Grassy Branch Road; and (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 6, 2025, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop Discussion: This item held a Workshop discussion at the November 17, 2025 APC meeting.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council First Reading: The petition had its first reading at the September 22, 2025, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a Recommendation to the City Council at the December 1, 2025 APC meeting.

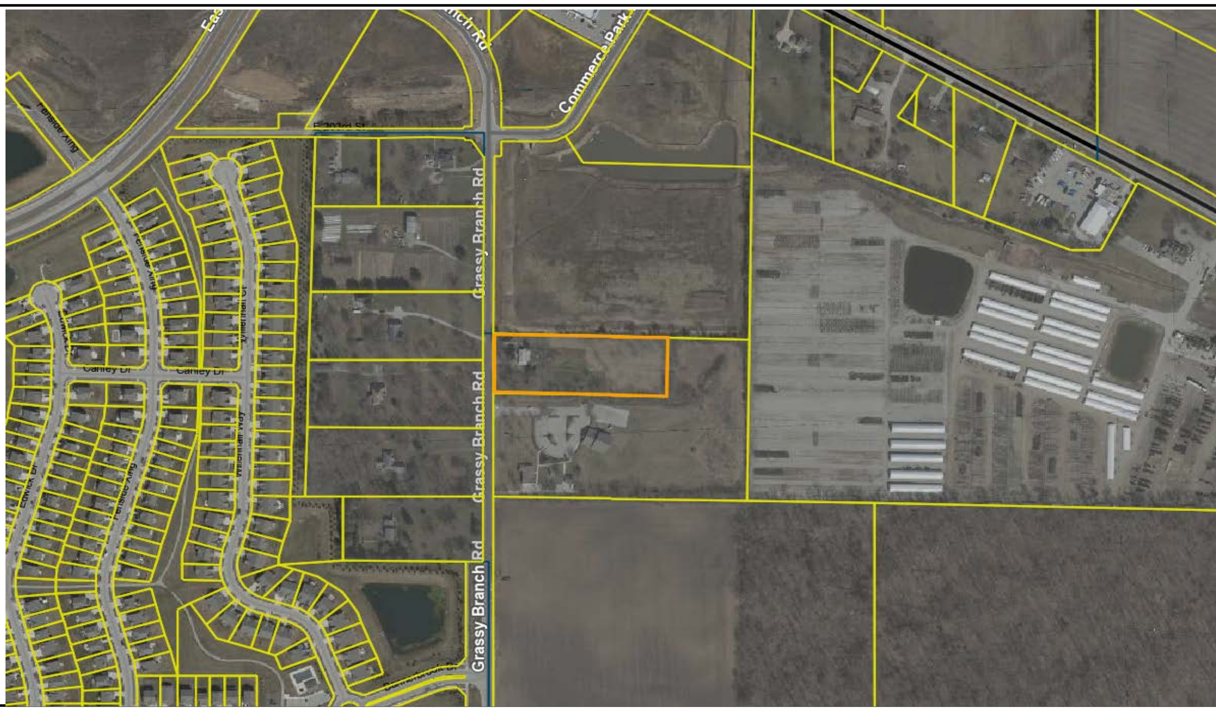
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Property Location Map
Schlegel Commerce Park PUD
2509-PUD-18

N
W E
S
Not To Scale

Aerial Location Map

SITE



Zoning Map

Zoning

PUD (Planned Unit Development)

AG-SF1: Agricultural / Single-family Rural District

ORDINANCE NUMBER 25-54

Schlegel Commerce Park PUD District

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**SCHLEGEL COMMERCE PARK PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2509-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2509-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2025;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance (the "UDO") and Zoning Map are hereby amended as follows:

[Remainder of page intentionally left blank]

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Schlegel Commerce Park PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO or as amended by the Northpoint PUD.

Section 3. **Concept Elevations.** The "Concept Elevations" attached hereto as **Exhibit B**, is hereby incorporated as the intended architecture of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in **Exhibit B** as determined by the Director of Community Development in the event that Article 6.3(G) of the UDO is not followed.

Section 4. **Contemplated Site Plan.** The "Contemplated Site Plan" attached hereto as **Exhibit C**, is hereby incorporated as the intended site design to be constructed in the District. Pending any substantial changes due to engineering, the design shall be constructed substantially similar to those in **Exhibit C** as determined by the Director of Community Development in the event that the UDO is not followed.

Section 5. **Permitted Uses.** All uses permitted in the EI: Enclosed Industrial district, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

5.1 Additional Uses: The following uses shall be permitted:

A. Health, Fitness, and Exercise Center (limited to 7,500sqft) limited to classes only.

5.2 Prohibited Uses: The following uses shall be explicitly prohibited:

A. Special Exception Uses not otherwise permitted herein.
B. Heliports
C. Wireless Communication Service Facilities

D. Trucking Companies
E. Warehouse and Distribution Operations (Inside Storage)
F. Commercial Parking Lots and Structures
G. Utilities not Regulated by Indiana Utility Regulatory Commissions
H. Commercial Recreational Facility
I. Bus Station / Transit Stop

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified below:

6.1 Minimum Building Setback Lines:

Front Yard Setback:	40’
Side Yard Setback:	20’
Rear Yard Setback:	40’
Maximum Building Height	35’

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as modified below.

7.1 Landscaping Standards: Shall apply except as modified below:

A. Buffer Yards shall not be required. However, the following shall apply to the Rear Yard and Side Yards:

Landscaping Required per 100 Linear Feet:	
Shade Trees	5 Trees
Evergreen / Ornamental Trees	4 Trees

B. Existing trees, if preserved and documented on a Landscape Plan as part of a Detailed Development Plan, may be credited towards required landscaping.

C. Mounding shall not be required in order to preserve existing trees to be credited towards required landscaping. However, a four-foot (4’) mound with Evergreen Trees on top planted every eight feet (8’) within the Front Yard shall be required.

7.2 Parking Lot

A. There shall be no parking permitted within the Front Yard.

B. Parking may be provided along the North Side Yard and Rear Yard.

7.3 Lighting Standards

A. Parking Area lighting shall be turned off no later than 10pm on weekdays and 11pm on weeknights. This requirement does not apply to any Emergency Lighting or other lighting required. In addition, motion-activated lighting shall be required during after hours within the Parking Area.

B. Signage shall be reverse channel lit, down lighting such as "gooseneck" lighting, or no lighting.

7.4 Overhead Doors

If provided, Overheard Doors shall only be permitted to be located on a north-facing building façade.

7.5 Outdoor Storage

Outdoor Storage shall not be permitted. The parking of company vehicles shall not be considered as Outdoor Storage and shall be parked within the boundaries of the parking lot.

Section 8. **Annexation and Right-of-Way.** The property shall be annexed into the City and Right-of-Way dedicated prior to the approval of a Detailed Development Plan.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number of this document, unless required by law: Matt Pleasant, AICP.

I hereby certify that **ORDINANCE 25-54** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ _ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-54**

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-54**

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

This document prepared by: Matt Pleasant, AICP; Pleasant Cities, LLC; 5821 Julian Avenue, Indianapolis, Indiana 46219.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Elevations

Exhibit C Contemplated Site Plan

EXHIBIT A
REAL ESTATE

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHP 19 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 01 MINUTE 10 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 380.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG NORTH LINE OF THE REAL ESTATE DECRIBED IN INSTRUMENT NO. 2005068167, 610.75 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 33 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF SAID INSTRUMENT NO. 2005068167, 214.22 FEET TO A FENCE POST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2007063319; THENCE NORTH 88 DEGREES 44 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 2007063319, 612.89 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION, SAID POINT IS SOUTH 00 DEGREES 01 MINUTE 10 SECONDS EAST 2074.61 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 01 MUNUTE 10 SECONDS, EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION 214.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.007 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT ELEVATIONS

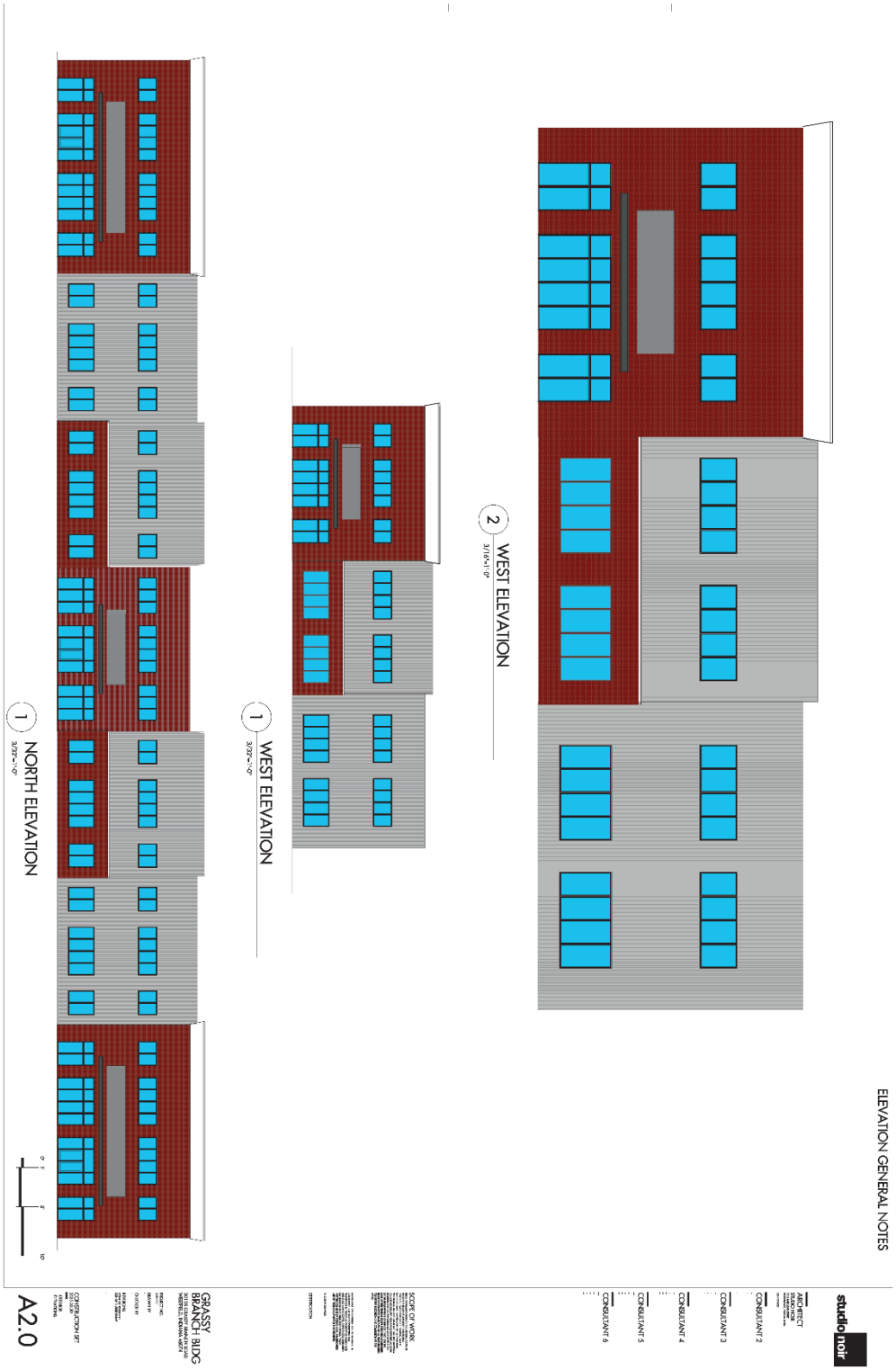
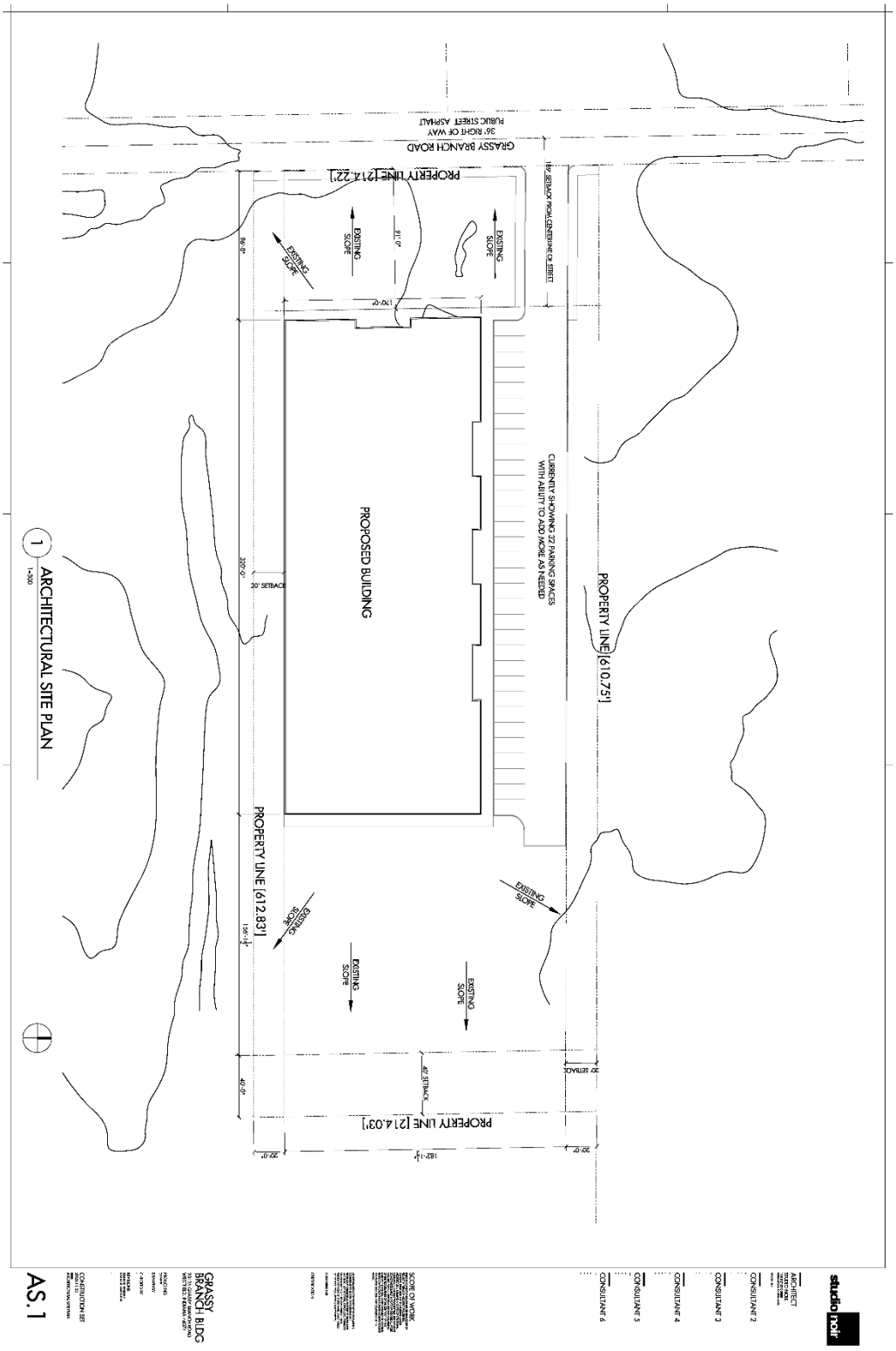


EXHIBIT C
CONTEMPLATED SITE PLAN



ORDINANCE NUMBER 25-54

Schlegel Commerce Park PUD District

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**SCHLEGEL COMMERCE PARK PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2509-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2509-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2025;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance (the "UDO") and Zoning Map are hereby amended as follows:

[Remainder of page intentionally left blank]

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Schlegel Commerce Park PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, ~~(ii) the Northpoint Planned Unit Development (Ord. 17-51) as amended by Ord. 24-44;~~ and (~~iii~~ii) the provisions of the UDO as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance~~ or the Northpoint Planned Unit Development District.~~ .

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

~~**Section 2. District Area Assignment.** Though independent from the Northpoint PUD, the Real Estate hereby shall follow all standards set forth for the **Commerce Parke, District 3** area of the Northpoint PUD (Ord. 17-51 as amended by Ord. 24-44), for which EI: Enclosed Industrial is the underlying zoning district, unless modified in this Ordinance below.~~

~~**Section 3.**~~**Section 2. Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO or as amended by the Northpoint PUD.

Section 3. ~~**Character Exhibit.**~~**Concept Elevations.** The "~~Character Exhibit~~Concept Elevations" attached hereto as **Exhibit ~~C~~B**, is hereby incorporated as ~~a compilation of additional images designed to capture~~ the intended architecture of structures to be constructed in the District~~ in addition to those already existing in Ord. 24-44.~~ . Buildings shall be constructed substantially similar to those in ~~Ord. 24-44 or **Exhibit C** (collectively "the Exhibits") of this Ordinance~~**Exhibit B** as determined by the Director of Community Development~~. If there~~ in the event that Article 6.3(G) of the UDO is ~~conflict between applicable architectural standards and the Exhibits,~~not followed.

Section 4. **Contemplated Site Plan.** The "Contemplated Site Plan" attached hereto as **Exhibit C**, is hereby incorporated as the ~~Exhibits shall control~~intended site design to be constructed in the District. Pending any substantial changes due to engineering, the design shall be constructed substantially similar to those in **Exhibit C** as determined by the Director of Community Development in the event that the UDO is not followed.

Section 5. **Permitted Uses.** All uses permitted in the EI: Enclosed Industrial district, as set

forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

5.1 Additional Uses: The following uses shall be permitted:

A. Health, Fitness, and Exercise Center (limited to 7,500sqft) limited to classes only.

5.2 Prohibited Uses: The following uses shall be explicitly prohibited:

A. Special Exception Uses not otherwise permitted herein.
B. Heliports
C. Wireless Communication Service Facilities
D. Trucking Companies
E. Warehouse and Distribution Operations (Inside Storage)
F. Commercial Parking Lots and Structures
G. Utilities not Regulated by Indiana Utility Regulatory Commissions
H. Commercial Recreational Facility
I. Bus Station / Transit Stop

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as ~~amended by Ord. 17-51 and Ord. 24-44~~applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified below:

6.1 Minimum Building Setback Lines:

Front Yard Setback:	40’
Side Yard Setback:	20’
Rear Yard Setback:	40’
Maximum Building Height	35’

~~**Section 7.**~~ **Development Standards.**

~~7.1 Landscaping~~The standards of Chapter 6: Development Standards

Section 7. ~~Article 7.3 of Ord. 17-51~~ shall ~~not~~ apply~~. Instead, Article 6.8~~ to the development of the District, except as modified below.

7.1 Landscaping Standards~~ of the UDO shall~~: Shall apply except as modified below:

A. Buffer Yards shall not be required. However, the following shall apply to the Rear Yard and Side Yards:

Landscaping Required per 100 Linear Feet:

Shade Trees	5 Trees
Evergreen / Ornamental Trees	4 Trees

B. Existing trees, if preserved and documented on a Landscape Plan as part of a Detailed Development Plan, may be credited towards required landscaping.

C. Mounding shall not be required in order to preserve existing trees to be credited towards required landscaping. However, a four-foot (4') mound with Evergreen Trees on top planted every eight feet (8') within the Front Yard shall be required.

7.2 Parking Lot

A. There shall be no parking permitted within the Front Yard.

B. Parking may be provided along the North Side Yard and Rear Yard.

7.3 Lighting Standards

A. ~~In addition to Ord. 17.51,~~ Parking Area lighting shall be turned off no later than 10pm on weekdays and 11pm on weeknights. This requirement does not apply to any Emergency Lighting or other lighting required. In addition, motion-activated lighting shall be required during after hours within the Parking Area.

B. Signage shall be reverse channel lit, down lighting such as "gooseneck" lighting, or no lighting.

7.4 Overhead Doors

If provided, Overheard Doors shall only be permitted to be located on a north-facing building façade.

7.5 Outdoor Storage

Outdoor Storage shall not be permitted. The parking of company vehicles shall not be considered as Outdoor Storage and shall be parked within the boundaries of the parking lot.

Section 8. **Annexation and Right-of-Way.** The property shall be annexed into the City and Right-of-Way dedicated prior to the approval of a Detailed Development Plan.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

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this _____ day of _____, 2025.

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this _____ day of _____, 2025.

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Scott Willis, Mayor

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EXHIBIT B

~~CHARACTER~~ CONCEPT ELEVATIONS

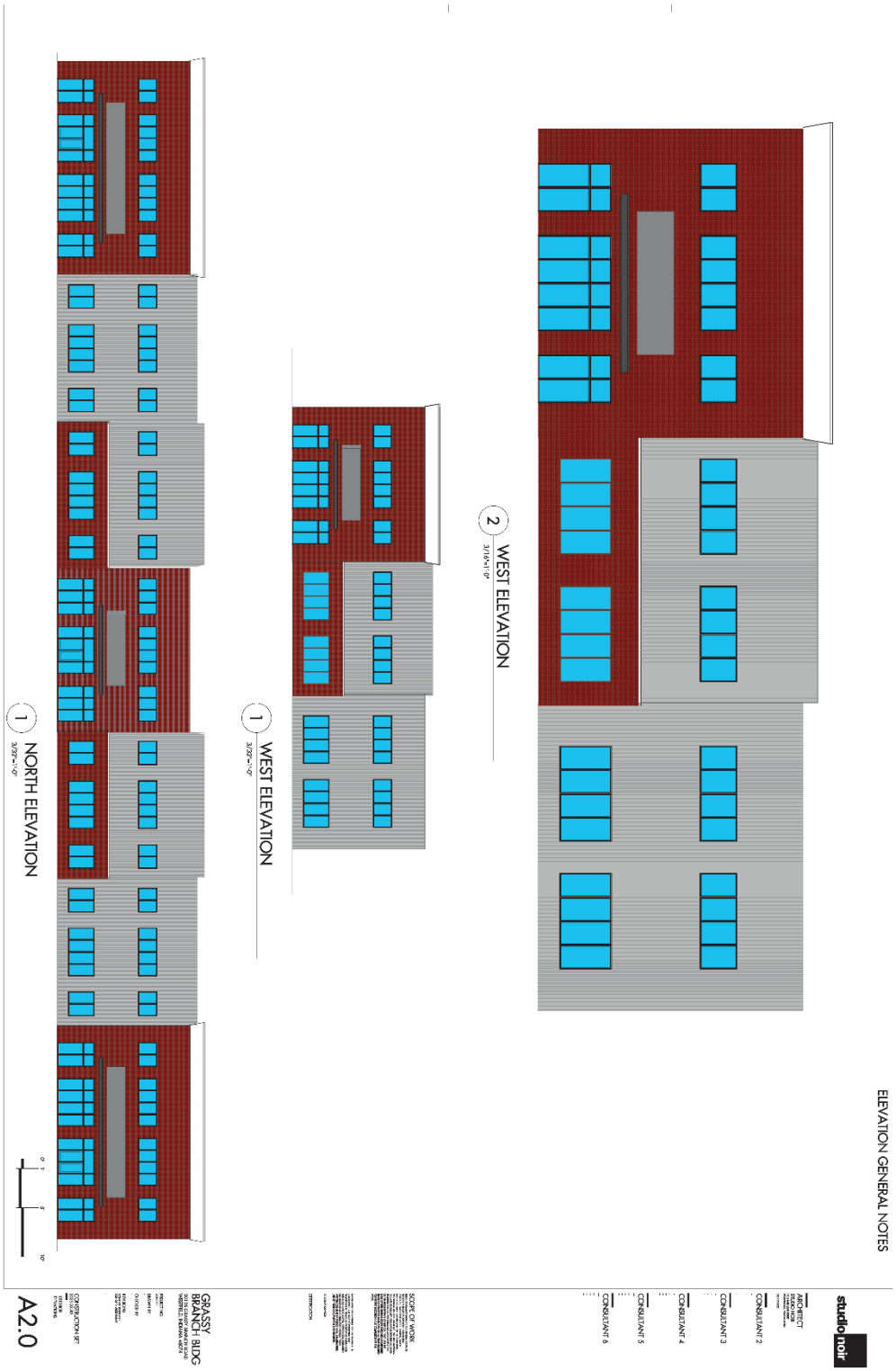
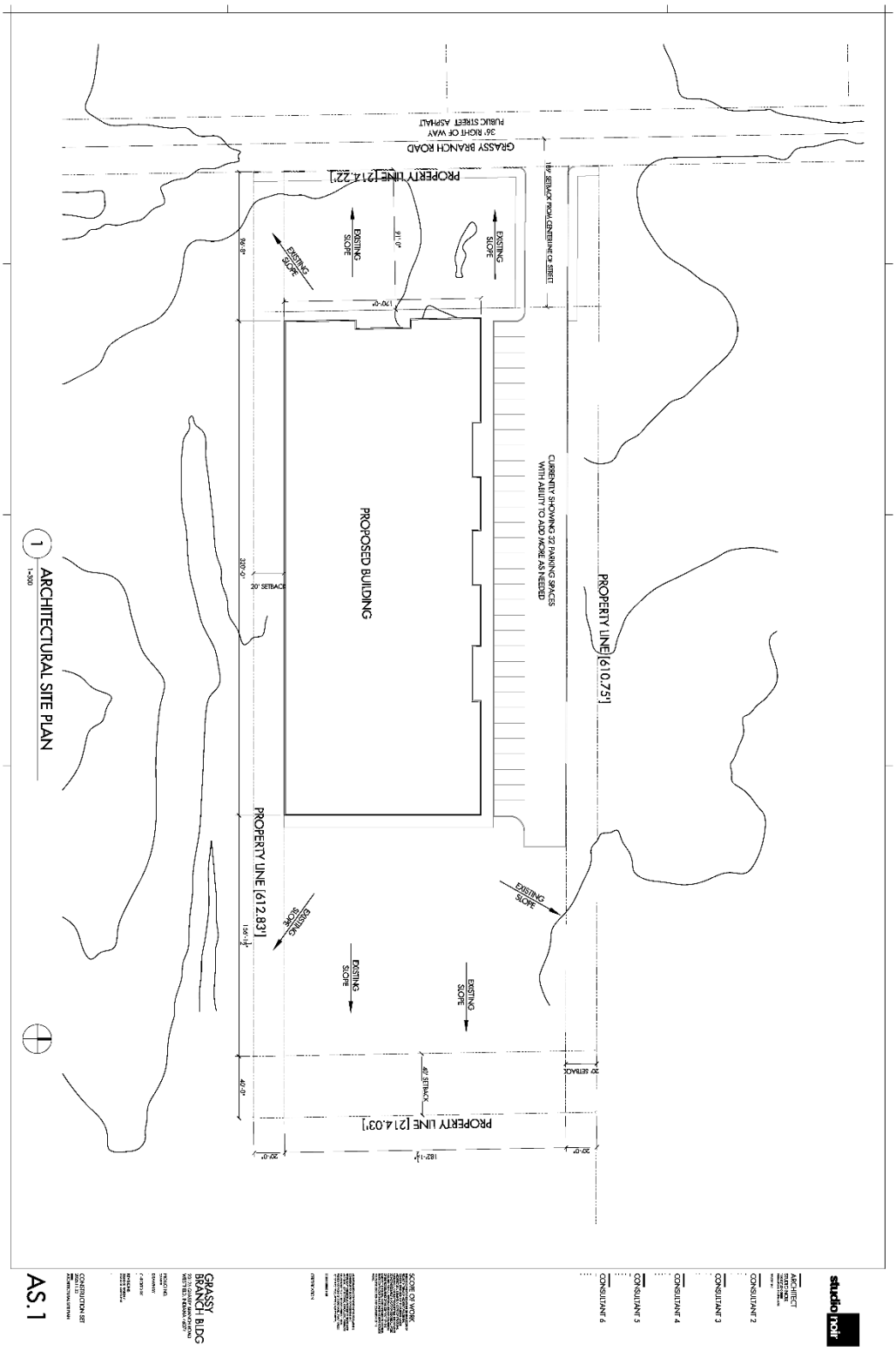


EXHIBIT C

CONTEMPLATED SITE PLAN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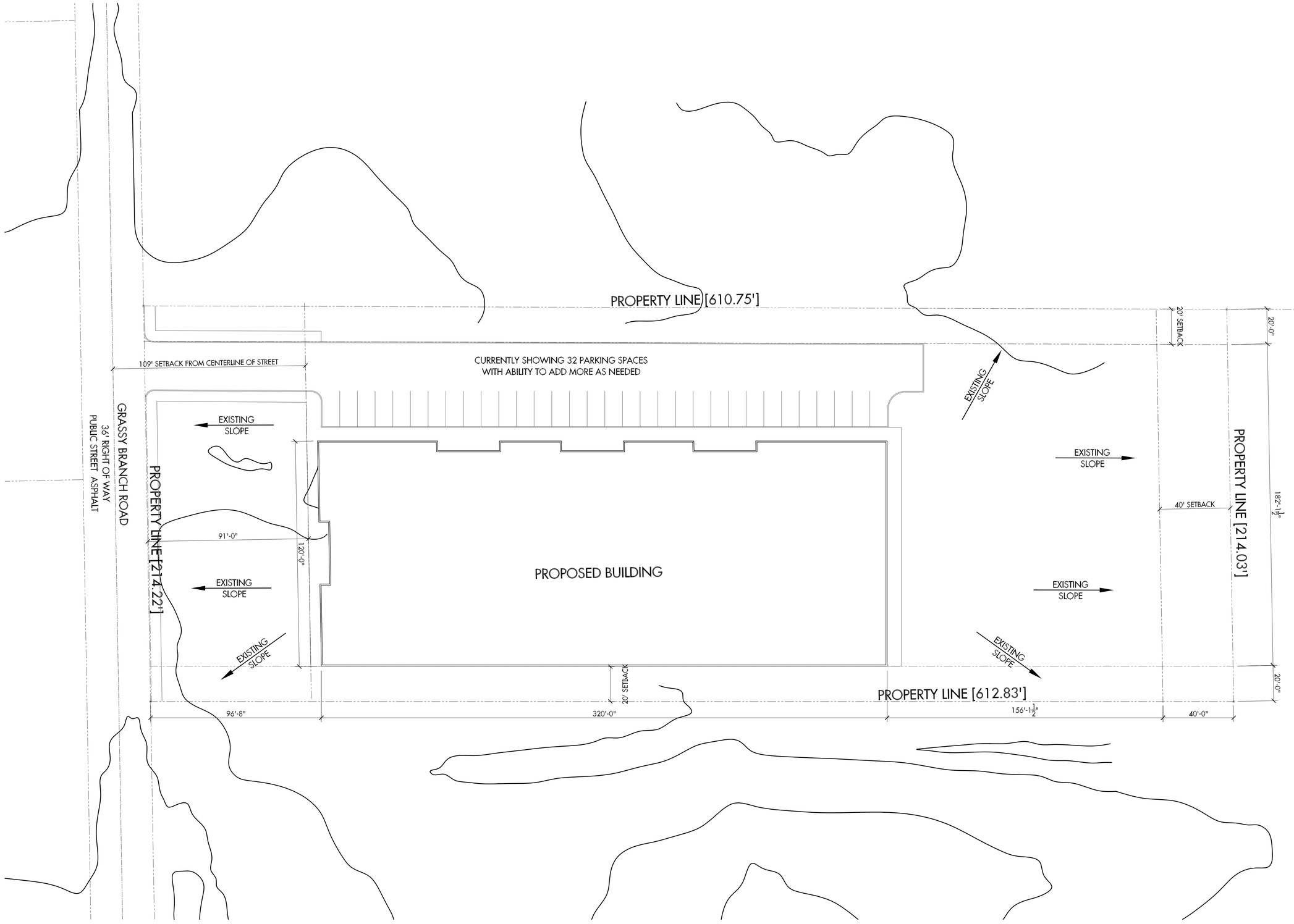
CURRENTLY SHOWING 32 PARKING SPACES
WITH ABILITY TO ADD MORE AS NEEDED
PROPOSED BUILDING
20' SETBACK
PROPERTY LINE [612.83']
EXISTING SLOPE
40' SETBACK
PROPERTY LINE [214.03']
20' SETBACK
PROPERTY LINE [214.22']
GRASSY BRANCH ROAD
36' RIGHT OF WAY
PUBLIC STREET ASPHALT
1/2 SETBACK FROM CENTERLINE OF STREET
ARCHITECTURAL SITE PLAN
1
1=300
AS.1
GRASSY BRANCH BLDG
studio noir



1 ARCHITECTURAL SITE PLAN

1=300

studio noir

ARCHITECT
STUDIO NOIR
1110 NORTH 20TH STREET
INDIANAPOLIS, INDIANA 46202
317.759.1930

CONSULTANT 2

CONSULTANT 3

CONSULTANT 4

CONSULTANT 5

CONSULTANT 6

SCOPE OF WORK

THESE DOCUMENTS INDICATE THE ORIGINAL SCOPE OF PROJECT IN TERMS OF ARCHITECTURAL DESIGN, CONCEPT, DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS ARE INTENDED TO DEPICT THE GENERAL SCOPE OF WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF THE ORIGINAL SCOPE INDICATED OR DESCRIBED, TRADE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF STUDIO NOIR AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR DISCLOSED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF STUDIO NOIR. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

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CERTIFICATION

GRASSY BRANCH BLDG
20125 GRASSY BRANCH ROAD
WESTFIELD, INDIANA 46074

PROJECT NO.
2020-01-10

DRAWN BY

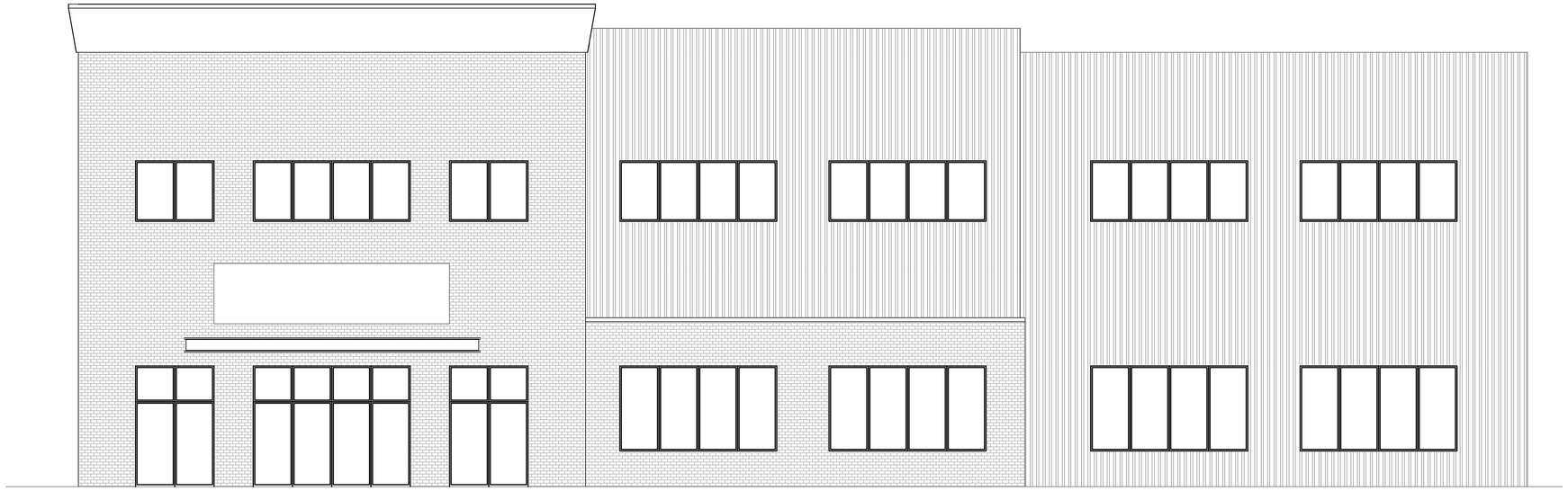
CHECKED BY

REVISIONS
2020-00-00 REVISION 01
2020-00-00 ADDENDUM 01

CONSTRUCTION SET
2025.11.23
ARCHITECTURAL SITE PLAN

AS.1

ELEVATION GENERAL NOTES



2 WEST ELEVATION

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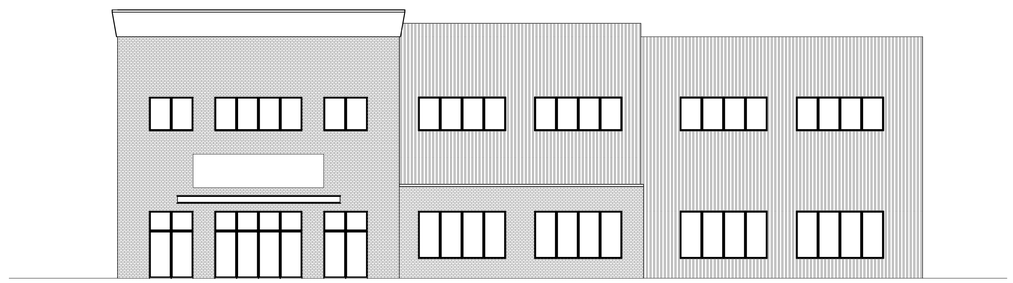

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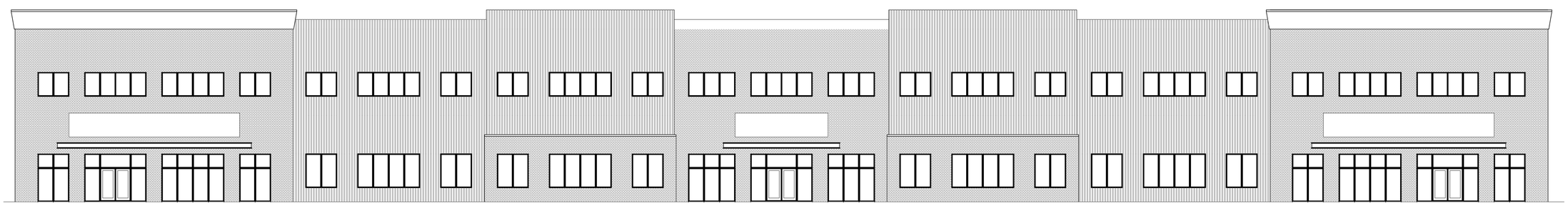

1 NORTH ELEVATION

3/32"=1'-0"

0' 1' 5' 10'

studio noir

ARCHITECT
STUDIO NOIR
1110 EAST 20TH STREET
INDIANAPOLIS, INDIANA 46202
317.791.1852

CONSULTANT 2

CONSULTANT 3

CONSULTANT 4

CONSULTANT 5

CONSULTANT 6

SCOPE OF WORK

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20125 GRASSY BRANCH ROAD
WESTFIELD, INDIANA 46074

PROJECT NO.
2020-0110

DRAWN BY

CHECKED BY

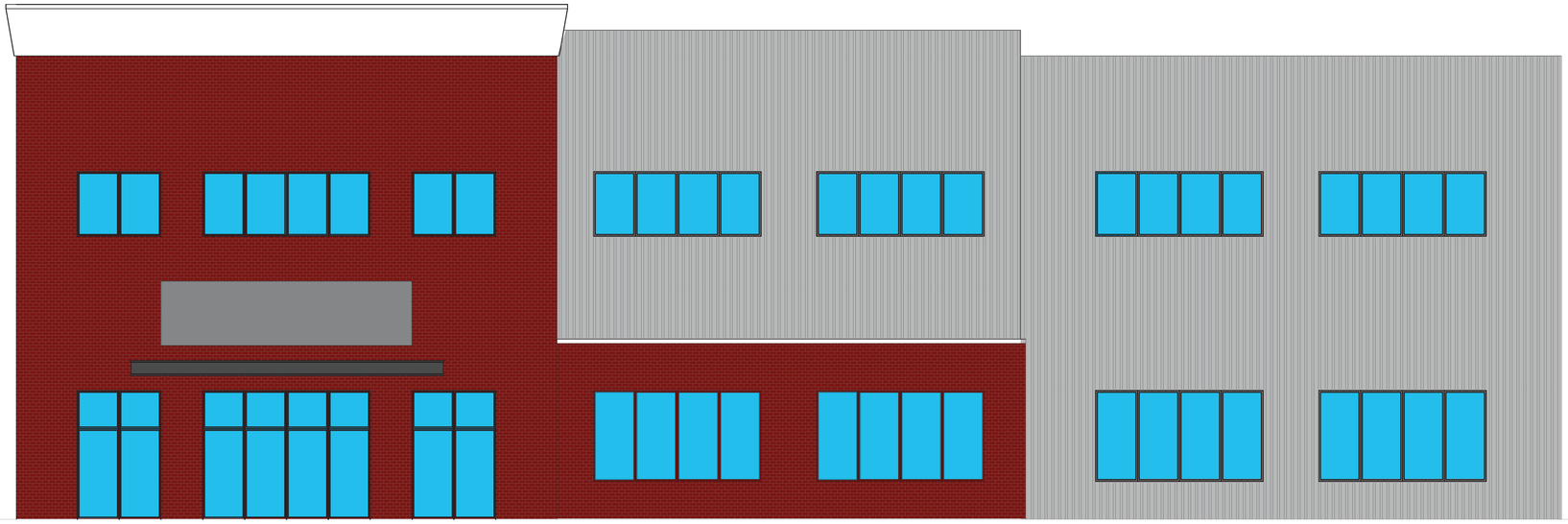
REVISIONS
2020-11-27 REVISION #1
2021-03-10 ADDENDUM 01

CONSTRUCTION SET
2025.03.30

EXTERIOR ELEVATIONS

A2.0

ELEVATION GENERAL NOTES



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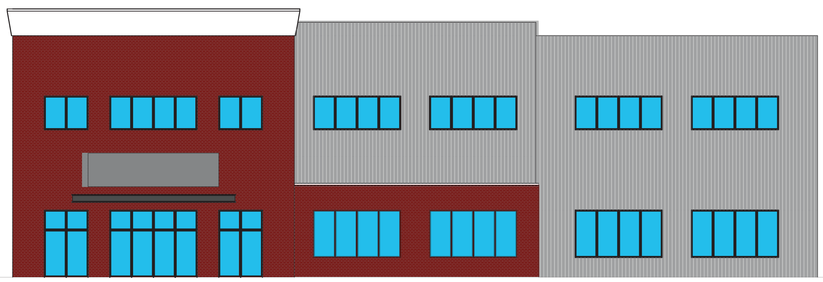

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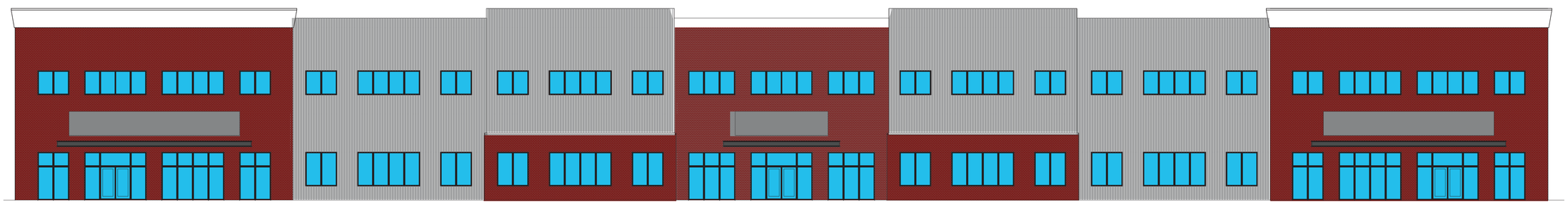

1 NORTH ELEVATION

3/32"=1'-0"

0' 1' 5' 10'

studio noir

ARCHITECT
STUDIO NOIR
1110 EAST 20TH STREET
INDIANAPOLIS, INDIANA 46202
317.791.1852

CONSULTANT 2

CONSULTANT 3

CONSULTANT 4

CONSULTANT 5

CONSULTANT 6

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PROJECT NO.
2020-0110

DRAWN BY

CHECKED BY

REVISIONS
2020-11-27 REVISION #1
2021-03-16 ADDENDUM 01

CONSTRUCTION SET
2025.03.30

EXTERIOR ELEVATIONS

A2.0

ISSUES AND QUESTIONS RAISED REGARDING THE SCHLEGEL COMMERCE PARK PUD PROPOSAL

The list below includes issues that were raised during the October 6, 2025, Plan Commission public hearing and in written public comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Landscaping

- How will you address concerns related to adequate buffering around the proposed development?

It is intended that the preservation standards within the UDO and the setback requirements keep as many trees as possible crediting them towards the required landscaping. To support this, mounding shall not be required except for within the front yard. In addition, plantings shall be placed on top of the mound within the front yard. The only set of trees contemplated to be removed would be within the middle of the Real Estate; However, it would be advantageous to keep as many trees as possible to meet the required landscaping by the UDO.

Permitted Uses

- How will you ensure beneficial permitted use types within the proposed building in context with the surrounding areas?

The Property Owner submitting this proposal worked closely with neighbors and agreed to remove any unwanted uses. Although there had been a request to add neighborhood commercial uses to the property, none were outright provided by the neighbors except for the collective agreement of a small fitness center specifically for class and group sessions (ex. Yoga, Crossfit, Orange Theory, etc.)

Architecture

- How will you ensure the architectural character of the proposed building will be aligned with the surrounding areas?

At the Plan Commission hearing, the board requested a more residential feel and specifically brought up a recently approved PUD as an example. These design elements are being included with updated exhibits. These exhibits will be called out as “Concept Elevations” required to be substantially similar to what is proposed and approved by the Director.

Pleasant Cities, LLC

LAND DEVELOPMENT & NONPROFIT MANAGEMENT

Neighborhood Meeting Summary

Project: Schlegel Commerce Park PUD

Date Held: August 28, 2025 6:00pm

Location: North Circle Church

Petitioner: Austin Schlegel

Representative: Pleasant Cities, LLC

City Present:

- Ryan Collingwood, City Staff

General Public

Kylene and Kevin Huff

Tom Roberts

Jim and Diana Peyton

Start at 6:10pm. Matt Pleasant of Pleasant Cities, LLC gave an introduction and overview for Schlegel Commons PUD proposal.

Questions/Comments

Comment: Request from the Peytons to include a 4' mound with trees on top to be placed within the front yard.

- That can be included.

Question: Peytons provided a list of uses they wanted to make certain they were prohibited. Uses included Tavern / Nightclub, Trucking Companies, Bus / Transit Stations, Amusement Parks, Composting, and Distribution.

- While most of the requested to be removed uses were already removed, additional uses may be considered as prohibited.

Question: Questions came up regarding the impact of drainage.

- Drainage is regulated by the state and reviewed by the City during the DDP process by civil engineers. Typically, the property owner is responsible for water on their own property intending to not impact neighboring properties.

Question: There was a concern about lighting and what time lighting should be turned off at night.

- We will review the City Ordinance on lighting standards and apply a stricter time for the future property owner to turn off lighting.

Question: Lighting on a future sign was also brought up.

- The Petitioner agreed to requiring either reverse channel lighting or down lighting only on signage.

Question: Requested to preserve as many trees as possible.

- The intention of the current PUD was to preserve trees along the southern and western border. The Petitioner has committed to preserving as much trees along the northern border as much as possible.

Question: Questions and comments wanting to add some small-scale neighborhood retail uses. Uses included a coffee shop, hair salon, yoga studio, etc.

- While the City staff has implied that they wouldn't favor low-density retail uses, we firmly believe in a responsible and smart-growth / mixed-use mindset that services the entire area. With that said, the neighbors were encouraged to provide a list of specific uses they want to see in this development to possibly add to the PUD.

General Discussion

- Comments and discussions were made regarding the industrial development surrounding their properties and the dissatisfaction of the big-box developments. This proposal is intended for small-scale users growing in the community without major semi-truck access.

End at 8:15pm

Petition Number:	2512-PUD-20
Project Name:	Harmony PUD Amendment (Village Cooperative; Ord. 25-81)
Subject Site Address:	1448 S. Waterleaf Drive (the "Property")
Petitioner:	Real Estate Equities Development, LLC
Representative:	Nelson & Frankenberger, LLC
Request:	The Petitioner requests an amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District.
Current Zoning:	Harmony PUD (Ord. 12-14 as amended)
Current Land Use:	Vacant
Approximate Acreage:	5.1 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Proposed Ordinance 25-81
	4. Landscape Site Plan
	5. Elevations
	6. Neighborhood Meeting Summary
Staff Reviewer:	Lauren Gillingham-Teague, AICP, Senior Planner

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PETITION HISTORY

The petition was introduced at the November 24, 2025 City Council meeting and is scheduled for public hearing at the December 1, 2025 Advisory Plan Commission ("APC") meeting. A neighborhood meeting was held November 19, 2025 (see **Exhibit 6**).

PROJECT OVERVIEW

Location: The Property is located at 1448 S. Waterleaf Drive, north of the intersection of S. Waterleaf Dr and Halston Dr (see **Exhibit 2**). The Property is zoned Harmony PUD District (Ord. 12-14) as modified by Ord. 16-12. The site falls within Area B of the Mixed-Use District and has an underlying zoning district of LB: Local Business District.

Project Description: The Petitioner requests to modify the Harmony PUD to permit the development of a fee-simple, multi-family senior housing cooperative containing a maximum of 68 dwelling units.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not create any new definitions. Capitalized terms not otherwise defined in the ordinance shall have the means ascribed to them in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate layout of the development. The PUD requires general conformance with the Concept Plan as determined by the Director of Community Development.

Underlying Zoning: No changes proposed; the underlying zoning will remain LB: Local Business District.

Permitted Uses: The proposed ordinance permits all uses permitted in the underlying zoning district with the addition of cooperative-owned Dwelling, Multi-family.

Development Standards for Multifamily Uses: As proposed, the amendment waives or modifies many of the Harmony PUD standards applicable to multifamily density. These include

	Harmony PUD (Ord. 12-14)	**Proposed**
Min. Lot Area	None	No change
Min. Lot Frontage	Direct or indirect access required	
Min. Front Yard Setback	20’	
Min. Side Yard Setback	20’	
Min. Rear Yard Setback	20’	
Max. Attached Dwelling Units per Structure	30 attached units	Shall not apply
Max. Attached Dwelling Units	270	68 (1 unit will be reserved as a guest unit)
Max. Building Height	40’	45’
Development Amenities	Not applicable	Shall not apply
Architectural Standards	As per Sec. 2.4(N)	As per Character Exhibit

Off-Street Loading and Parking: Off-street parking requirements for multi-family residential uses are modified to require a minimum of two parking spaces per dwelling units including exterior garage spaces. the minimum number of interior garage spaces shall be equal to 100% of the total number of saleable dwelling units.

Landscaping Standards: Article 5 of the Harmony PUD shall not apply. The site shall be landscaped as illustrated on the Concept Plan.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

PROCEDURAL

Public Hearing: A change of zoning request must be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 1, 2025 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the November 24, 2025 Council meeting.

DEPARTMENT COMMENTS

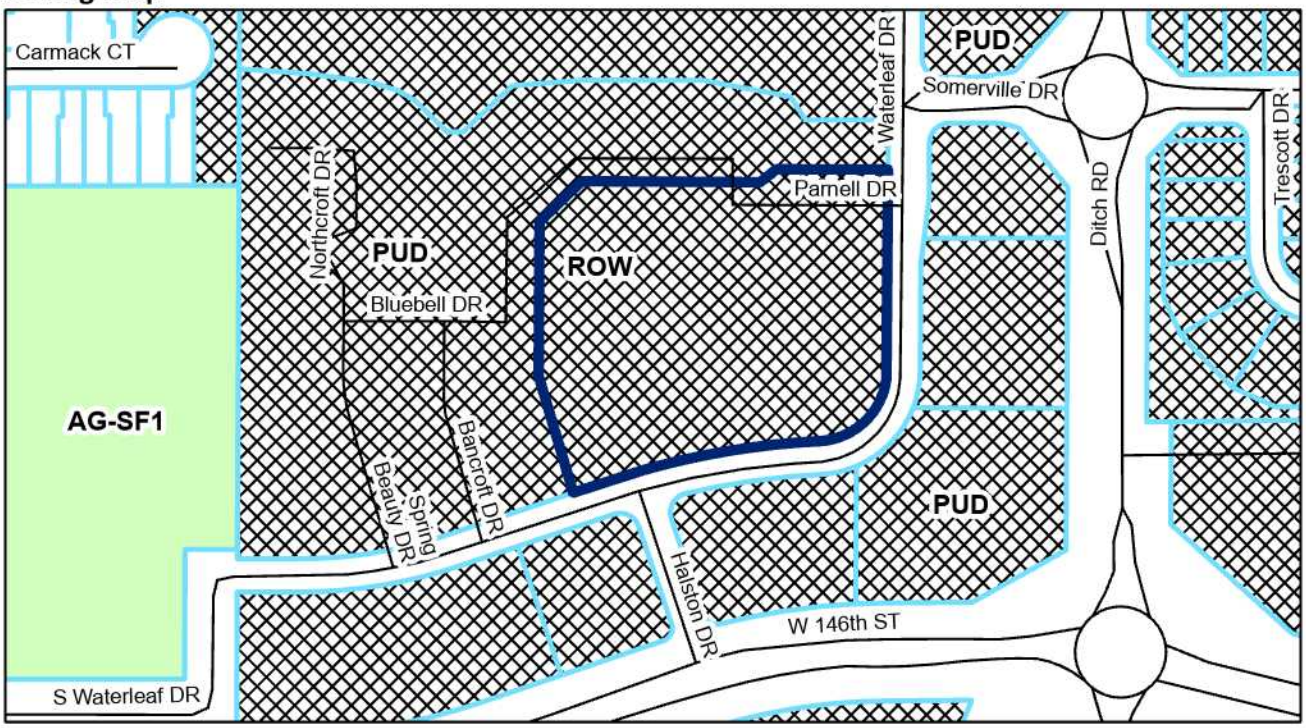
1. **Action:**
    a. Hold a public hearing at the December 1, 2025 Plan Commission Meeting.
    b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation, subject to determination by the Plan Commission. Unless substantial concerns are raised at the Public Hearing, Staff suggests the Commission vote to waive the workshop scheduled for January 20th. If the workshop meeting is waived, the Commission may choose to vote on the recommendation immediately or at the January 14th meeting.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
Harmony PUD Amendment (Village Cooperative)
2512-PUD-20

Aerial Location Map

Zoning Map



Legend

Subject Parcel

0 0.02 0.04 0.09 Miles

N

ORDINANCE NUMBER 25-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District on January 14, 2013, as amended (the "Harmony PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 25__-PUD-__**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **25__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2025;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance which shall be referred to as the "**Harmony PUD – Mixed-Use District – Area B – 2025 Amendment**" (the "District"), shall amend the Harmony PUD Ordinance, only as applicable to the Real Estate. The Real Estate is located within Area B of the Mixed-Use District, as established by

Section 1.2 of the Harmony PUD Ordinance.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.3 All provisions and representations of (i) the UDO or (ii) the Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance or The Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

Section 3. **Illustrated Site Development Plan (Concept Plan).**

A. Section 1.4 of the Harmony PUD and by reference the "Illustrated Site Development Plan" shall be amended by, and replaced with, the plan illustrated on **Exhibit B** (the "Concept Plan), as it pertains to the Real Estate.

B. The Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director

Section 4. **Permitted Uses.**

A. Section 2.2 (Permitted Uses) shall be amended to permit Dwelling, Multi-family as a permitted use on the Real Estate.

B. A maximum of sixty-eight (68) dwellings (sixty-seven dwellings and one guest suite) shall be permitted.

C. Only a cooperative shall own the property including the building and outside grounds.

D. The cooperative, as owner, shall operate and maintain the Real Estate.

Section 5. **Development Standards for Multifamily Uses.** Section 2.4 (Development Standards for Multifamily Uses within the Mixed Use District); shall apply to the

Real Estate, except as modified below:

A. Section 2.4(F) shall not apply.

B. Section 2.4(G) shall be amended by Section 4(B) of this Ordinance.

C. Section 2.4(I) Maximum Building Height, 45'

D. Section 2.4(M) shall not apply.

E. Section 2.4(N) Architectural Standards shall not apply, rather the following shall apply:

1. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of elevations designed to capture the intended architecture of structures to be constructed in the District. General conformance with **Exhibit C**, as determined by the Director of Community Development, shall be required.

F. Section 2.4(O) Development Plans, shall not apply.

Section 6. **Off –Street Loading and Parking**. Article 4.2(C) shall apply except as amended below:

A. Section 4.2.C.3.a shall be amended as follows: A minimum of two (2) parking spaces per dwelling unit shall be provided. Exterior garage spaces shall be counted toward meeting the minimum number of required parking spaces.

B. Section 4.2.C.3.b shall be amended as follows: The minimum number of interior garage parking spaces shall be equal to 100% of the total number of dwelling units, therefore a minimum of sixty-seven (67) garage parking shall be included in the Primary Structure.

Section 7. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall not apply to the Real Estate, rather the Real Estate shall be landscaped as illustrated on the Concept Plan.

Section 8. **Sign Standards.** The standards of the UDO shall apply.

Section 9. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will

not be affected.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

Harmony PUD - 2025 Amendment 3 103025

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit D Architectural Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

'BLOCK A" OF THE HARMONY MIXED USE DISTRICT, PLAT CABINET 5, SLIDE 706, IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, WHICH IS SITUATED WITHIN SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, WESTFIELD, INDIANA.
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EXHIBIT A
REAL ESTATE
(Page 2 of 2)

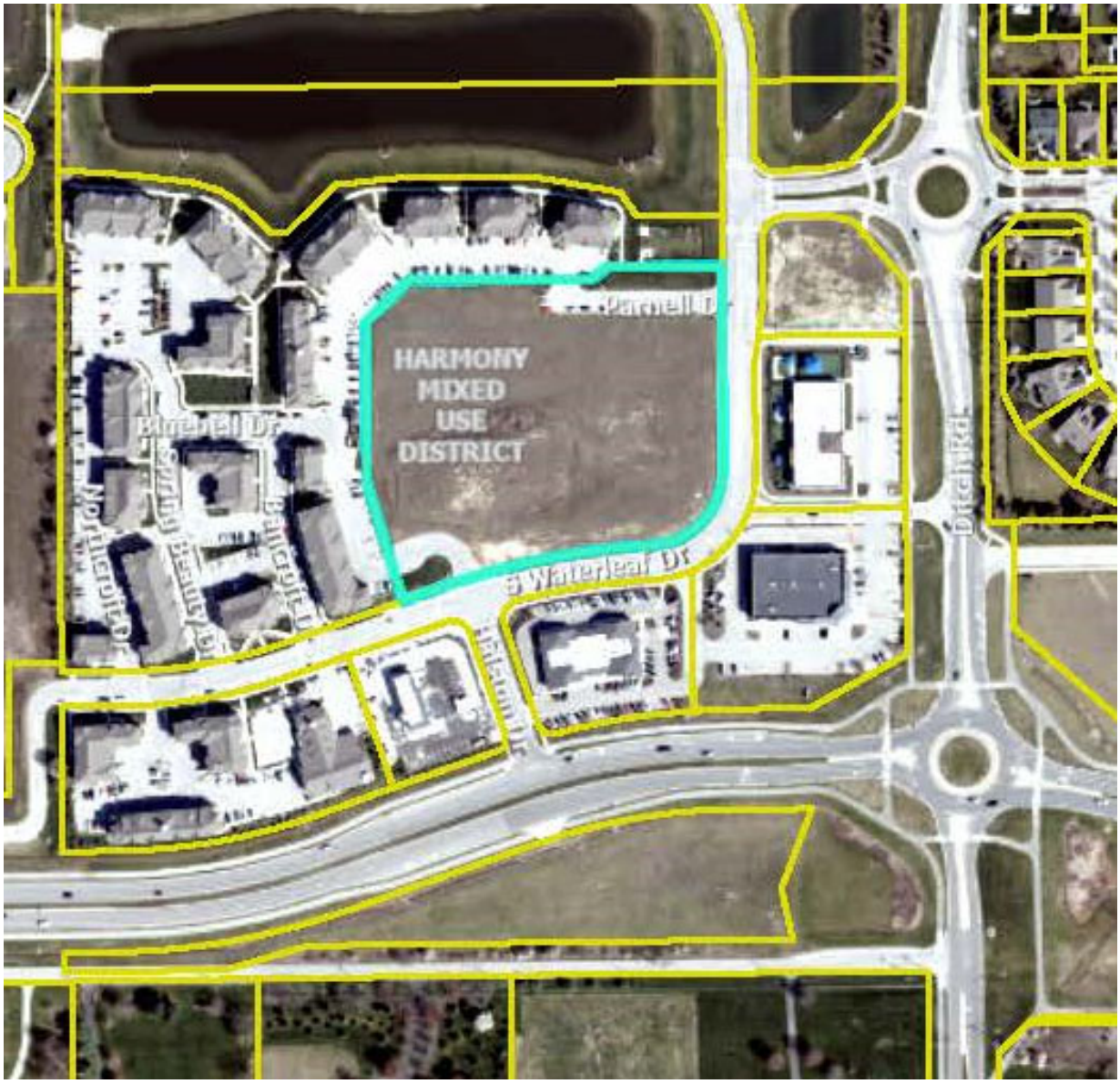


EXHIBIT B

Concept Plan

(see following page)

QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

1 OVERALL SITE LANDSCAPE PLAN

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
		SOD TURFGRASS	
	3,138 SQ. FT.	RIVERROCK	2"-3" AVERAGE 3' WIDE MAINT. BAND
	2 1/2" CAL.	SHADE TREE	EXTERNAL STREET FRONTAGE (14)
	2 1/2" CAL.	SHADE TREE	PARKING LOT PERIMETER SHADE TREE (9)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (10)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (20)
	2 1/2" CAL.	SHADE TREE	INTERIOR PARKING LOT TREE (6)
	2 1/2" CAL.	SHADE TREE	ADDITIONAL SITE SHADE TREES (10)
	6' HT.	EVERGREEN TREE	FOUNDATION EVERGREEN TREE (19)
	6' HT.	EVERGREEN TREE	SCREENING AND ADDITIONAL EVERGREEN TREES (10)
	1 1/2" CAL.	ORNAMENTAL TREE	FOUNDATION ORNAMENTAL TREES (32)
	1 1/2" CAL.	ORNAMENTAL TREE	ADDITIONAL ORNAMENTAL TREES (6)
	1 1/2" CAL.	ORNAMENTAL TREE	SIGNAGE FOUNDATION (3)
	#3-#5 GAL	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 262' OF PERIMETER : 9 TREES + 88 SHRUB REQUIRED 9 TREES + 88 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100LF FOUNDATION 1,590 LF FOUNDATION = 48 SHADE/EVERGREEN 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED 48 SHADE + ORNAMENTAL TREES PROVIDED 32 ORNAMENTAL TREES PROVIDED 400 SHRUBS PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK 690 LF = 13.8 STREET TREES REQUIRED 14 STREET TREES PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	MULTIFAMILY = PER UNIT REQUIREMENTS 68 UNITS PROPOSED 68 SHADE TREES REQUIRED = 68 PROVIDED 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED 272 SHRUBS REQUIRED = 512 PROVIDED
(PI)	PARKING LOT ISLAND REQUIREMENTS
	19,693 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 1,970 SF REQUIRED ISLAND AREA 4,242+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION	4 / AG / (SY) — PLANT QUANTITY / PLANT TYPE / REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(LT)	MINIMUM LOT STANDARD REQUIREMENTS	
(FN)	FOUNDATION REQUIREMENTS	
(SC)	SCREENING REQUIREMENTS	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PE)	PARKING LOT EXTERIOR REQUIREMENTS	
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS	

LAPP design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Senior Living Cooperative of Westfield

Westfield, IN

811 Know what's below. Call before you dig.

Seal

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scope

OVERALL CONCEPTUAL SITE LANDSCAPE PLAN

Drawing Info

Drawn:	JML
Checked:	JML
Date:	10/03/2025
Project No:	25531
Revision:	

Sheet No.

L1.0

EXHIBIT C

Architectural Character Exhibit

(see following 7 pages)

VILLAGE COOPERATIVE
AT HARMONY

SUBJECT TO CHANGE WITHOUT NOTICE

EQUAL HOUSING OPPORTUNITY

VILLAGE COOPERATIVE
AT HARMONY

SUBJECT TO CHANGE WITHOUT NOTICE

EQUAL HOUSING OPPORTUNITY

Expert Pick

SW 7016

Mindful Gray

April 2022 Color of the Month

SW 7008

Alabaster

March 2022 Color of the Month

SW 7069

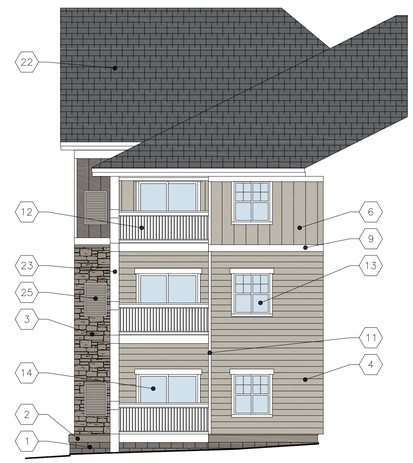
Iron Ore

Cultured Stone - Sculpted Ashlar - Ferrous

MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE WITHIN GENEAL CONFORMANCE

Owens Corning - Duration - Peppercorn

4 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

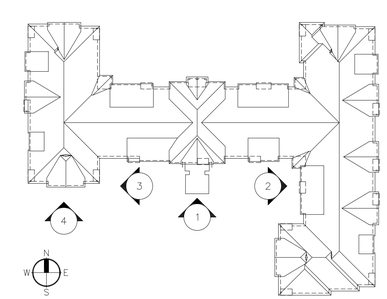
6508 SF – FACADE AREA	2020 SF – MASONRY AREA
3090 SF – SIDING AREA	31.04% MASONRY COVERAGE
1398 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
3. CAST STONE VENEER COLOR GRAY AND TAUPE MIX
4. FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE
5. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE
6. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE
7. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR DARK GRAY TAUPE
8. FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE COLOR DARK GRAY TAUPE
9. FIBER CEMENT ACCENT BAND/FREEZE COLOR WHITE
10. CAST STONE VENEER DECORATIVE SILL COLOR COORDINATING TO ADJACENT MATERIAL
11. FIBER CEMENT CORNER TRIM BOARD COLOR WHITE
12. PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK
13. VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
14. VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
15. VINYL FRAME WINDOW WITH CAST STONE VENEER DECORATIVE HEADER AND SILL; COLOR COORDINATING TO ADJACENT MATERIAL
16. PREFINISHED ALUMINUM STOREFRONT COLOR WHITE
17. HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR
18. OVERHEAD SECTIONAL GARAGE DOOR COLOR TO MATCH FOUNDATION WALL
19. FIBER CEMENT FACIA OR RAKE TRIM COLOR WHITE
20. DECORATIVE GABLE ROOF EAVE BRACKET; COLOR WHITE SEE DETAIL 4/A7.1
21. DECORATIVE GABLE END BRACKET ACCENT TRIM COLOR WHITE
22. ASPHALT SHINGLES COLOR MEDIUM/DARK GRAY
23. FIBER CEMENT WRAPPED COLUMN COLOR WHITE
24. STANDING SEAM METAL ROOF COLOR MEDIUM/DARK GRAY
25. MECHANICAL LOUVER COLOR COORDINATING TO ADJACENT MATERIAL
26. CAST STONE VENEER COLUMN BASE WITH PRECAST CONCRETE CAP AND FIBER CEMENT WRAPPED COLUMN
27. BUILDING CORNER POST AT SIDING AND CAST STONE VENEER

DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE



REAL ESTATE EQUITIES
Architecture, LLC

Real Estate Equities Architecture, LLC
14400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8310
www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
.
.
.
.

A7.0

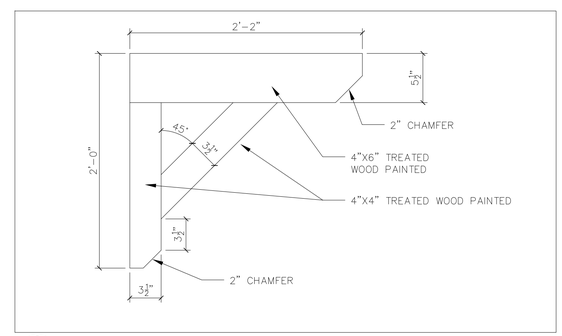
3 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

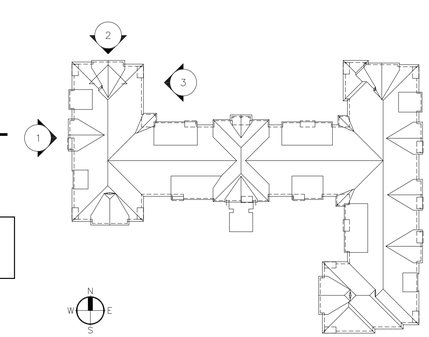
PRIMARY ELEVATION

4721 SF – FACADE AREA	1428 SF – MASONRY AREA
2239 SF – SIDING AREA	30.25% MASONRY COVERAGE
1054 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"



4 DECORATIVE GABLE ROOF EAVE BRACKET DETAIL
SCALE: 1-1/2" = 1'-0"



EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
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6. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE
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Architecture, LLC

Real Estate Equities Architecture, LLC
14400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8310
www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO: 25-02

DATE: DATE

REVISIONS:
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A7.1

3 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

6396 SF – FACADE AREA	1944 SF – MASONRY AREA
2863 SF – SIDING AREA	30.39% MASONRY COVERAGE
1589 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
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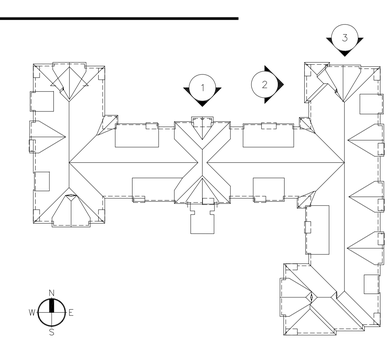

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4 EXTERIOR ELEVATION – NORTH
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3 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION
8085 SF – FACADE AREA
3802 SF – SIDING AREA
1803 SF – GLAZING AREA
2480 SF – MASONRY AREA
30.67% MASONRY COVERAGE

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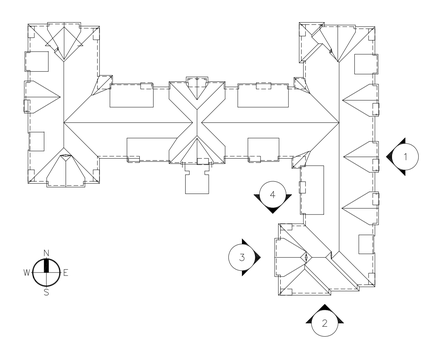

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QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

1 OVERALL SITE LANDSCAPE PLAN

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
		SOD TURFGRASS	
	3,138 SQ. FT.	RIVERROCK	2"-3" AVERAGE 3' WIDE MAINT. BAND
	2 1/2" CAL.	SHADE TREE	EXTERNAL STREET FRONTAGE (14)
	2 1/2" CAL.	SHADE TREE	PARKING LOT PERIMETER SHADE TREE (9)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (10)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (20)
	2 1/2" CAL.	SHADE TREE	INTERIOR PARKING LOT TREE (6)
	2 1/2" CAL.	SHADE TREE	ADDITIONAL SITE SHADE TREES (10)
	6' HT.	EVERGREEN TREE	FOUNDATION EVERGREEN TREE (19)
	6' HT.	EVERGREEN TREE	SCREENING AND ADDITIONAL EVERGREEN TREES (10)
	1 1/2" CAL.	ORNAMENTAL TREE	FOUNDATION ORNAMENTAL TREES (32)
	1 1/2" CAL.	ORNAMENTAL TREE	ADDITIONAL ORNAMENTAL TREES (6)
	1 1/2" CAL.	ORNAMENTAL TREE	SIGNAGE FOUNDATION (3)
	#3-#5 GAL	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 262' OF PERIMETER : 9 TREES + 88 SHRUB REQUIRED 9 TREES + 88 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100LF FOUNDATION 1,590 LF FOUNDATION = 48 SHADE/EVERGREEN 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED 48 SHADE + ORNAMENTAL TREES PROVIDED 32 ORNAMENTAL TREES PROVIDED 400 SHRUBS PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK 690 LF = 13.8 STREET TREES REQUIRED 14 STREET TREES PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	MULTIFAMILY = PER UNIT REQUIREMENTS 68 UNITS PROPOSED 68 SHADE TREES REQUIRED = 68 PROVIDED 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED 272 SHRUBS REQUIRED = 512 PROVIDED
(PI)	PARKING LOT ISLAND REQUIREMENTS
	19,693 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 1,970 SF REQUIRED ISLAND AREA 4,242+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
(FN)	FOUNDATION REQUIREMENTS
(SC)	SCREENING REQUIREMENTS
(PI)	PARKING LOT INTERIOR REQUIREMENTS
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS

4 — PLANT QUANTITY
AG — PLANT TYPE
(SY) — REQ. LOCATION

LAPP design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Senior Living Cooperative of Westfield

Westfield, IN

811 Know what's below. Call before you dig.

Seal

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scope

OVERALL CONCEPTUAL SITE LANDSCAPE PLAN

Drawing Info

Drawn:	JML
Checked:	JML
Date:	10/03/2025
Project No:	25531
Revision:	

Sheet No.

L1.0

Expert Pick

SW 7016

Mindful Gray

April 2022 Color of the Month

SW 7008

Alabaster

March 2022 Color of the Month

SW 7069

Iron Ore

Cultured Stone - Sculpted Ashlar - Ferrous

MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE WITHIN GENEAL CONFORMANCE

Owens Corning - Duration - Peppercorn

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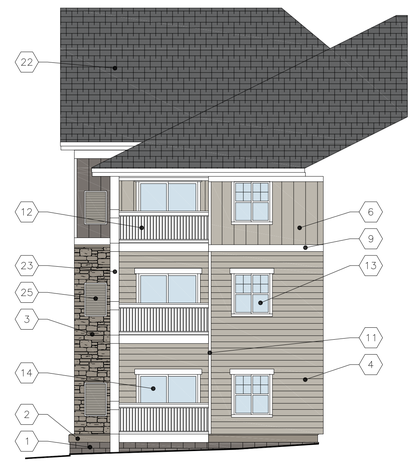
SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

6508 SF – FACADE AREA	2020 SF – MASONRY AREA
3090 SF – SIDING AREA	31.04% MASONRY COVERAGE
1398 SF – GLAZING AREA	

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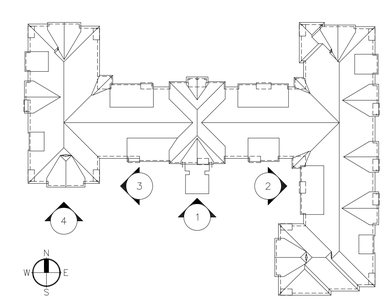

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2 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

4721 SF – FACADE AREA	1428 SF – MASONRY AREA
2239 SF – SIDING AREA	30.25% MASONRY COVERAGE
1054 SF – GLAZING AREA	

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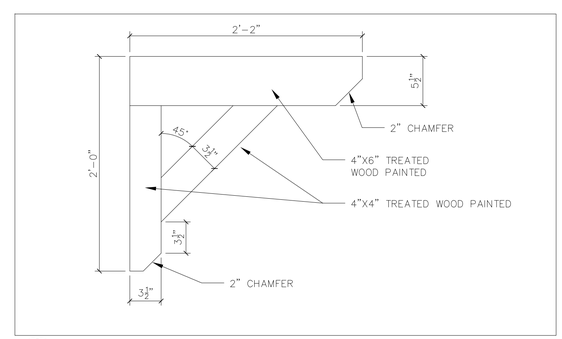

4 DECORATIVE GABLE ROOF EAVE BRACKET DETAIL
SCALE: 1-1/2" = 1'-0"

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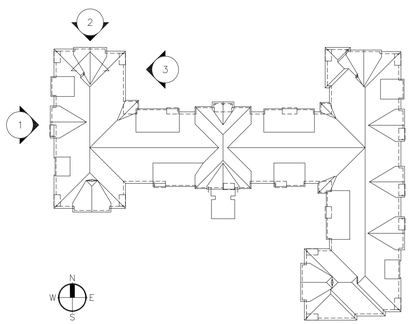

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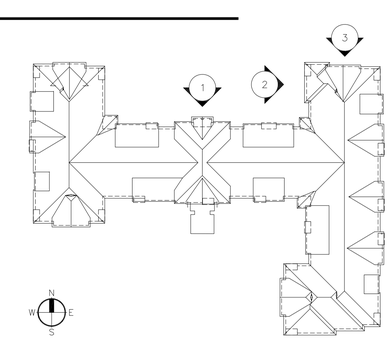

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WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
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.
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A7.2

4 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

3 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

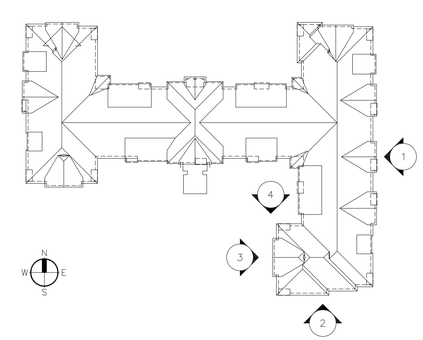
PRIMARY ELEVATION
8085 SF – FACADE AREA
3802 SF – SIDING AREA
1803 SF – GLAZING AREA
2480 SF – MASONRY AREA
30.67% MASONRY COVERAGE

1 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
3. CAST STONE VENEER COLOR GRAY AND TAUPE MIX
4. FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE
5. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE
6. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE
7. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR DARK GRAY TAUPE
8. FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE COLOR DARK GRAY TAUPE
9. FIBER CEMENT ACCENT BAND/FREEZE COLOR WHITE
10. CAST STONE VENEER DECORATIVE SILL COLOR COORDINATING TO ADJACENT MATERIAL
11. FIBER CEMENT CORNER TRIM BOARD COLOR WHITE
12. PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK
13. VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
14. VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
15. VINYL FRAME WINDOW WITH CAST STONE VENEER DECORATIVE HEADER AND SILL; COLOR COORDINATING TO ADJACENT MATERIAL
16. PREFINISHED ALUMINUM STOREFRONT COLOR WHITE
17. HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR
18. OVERHEAD SECTIONAL GARAGE DOOR COLOR TO MATCH FOUNDATION WALL
19. FIBER CEMENT FACIA OR RAKE TRIM COLOR WHITE
20. DECORATIVE GABLE ROOF EAVE BRACKET; COLOR WHITE SEE DETAIL 4/A7.1
21. DECORATIVE GABLE END BRACKET ACCENT TRIM COLOR WHITE
22. ASPHALT SHINGLES COLOR MEDIUM/DARK GRAY
23. FIBER CEMENT WRAPPED COLUMN COLOR WHITE
24. STANDING SEAM METAL ROOF COLOR MEDIUM/DARK GRAY
25. MECHANICAL LOUVER COLOR COORDINATING TO ADJACENT MATERIAL
26. CAST STONE VENEER COLUMN BASE WITH PRECAST CONCRETE CAP AND FIBER CEMENT WRAPPED COLUMN
27. BUILDING CORNER POST AT SIDING AND CAST STONE VENEER

DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE



REAL ESTATE EQUITIES
Architecture, LLC

Real Estate Equities Architecture, LLC
14400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8310
www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
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A7.3

Summary of Neighborhood Meeting

Project/Applicant: **Real Estate Equities Development, LLC**

Harmony PUD Mixed-Use District Area B 2025 Amendment

Date: **Wednesday, November 19, 2025, 7:00 pm**

Location: **Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074**

Presenters: **Jon Dobosiewicz, Nelson & Frankenberger, LLC**
Shane Wright, Real Estate Equities Development, LLC

Attendees: **See attached for Sign-In-Sheet and Council Quorum Notice Sign Posting**
Lauren Gillingham-Teague, City of Westfield Planning Staff

A. Jon Dobosiewicz and Shane Wright provided an overview summary of the proposal, including information from the Neighborhood Meeting Notice mailer, and the following questions and comments were provided:

1. What type of outdoor and indoor amenities will this community have?
2. How does ownership in a cooperative work?
3. How does the HUD 62+ program work for a cooperative community?
4. How many bedrooms are provided in each home?
5. What is the procedure when an owner wants to sell his cooperative share to a 3rd party?
6. Is a 3rd party property management company required for these types of cooperative communities?
7. How are the prices of individual cooperative shares determined?
8. Do individual shareholders pay cash, or do they obtain a mortgage (or both) to purchase a cooperative share?

The meeting ended at approximately 7:50 pm.

Neighborhood Meeting Sign In-Sheet

RE: **Neighborhood Meeting**
Real Estate Equities Development, LLC

Harmony PUD- Mixed-Use District – Area B – 2025 Amendment Zoning Request
Docket No.: 2512-PUD-20

Date: **Wednesday, November 19, 2025 at 7:00 pm**
Wyndham Hotel (Legends Hall) 18592 Carousel Lane, Westfield, IN 46074

NAME	ADDRESS	PHONE	EMAIL
1. Matthew O'Rourke	1947 Parsons Pl Westfield IN	513-307-[illegible]964	mattheworourke11@gmail.com
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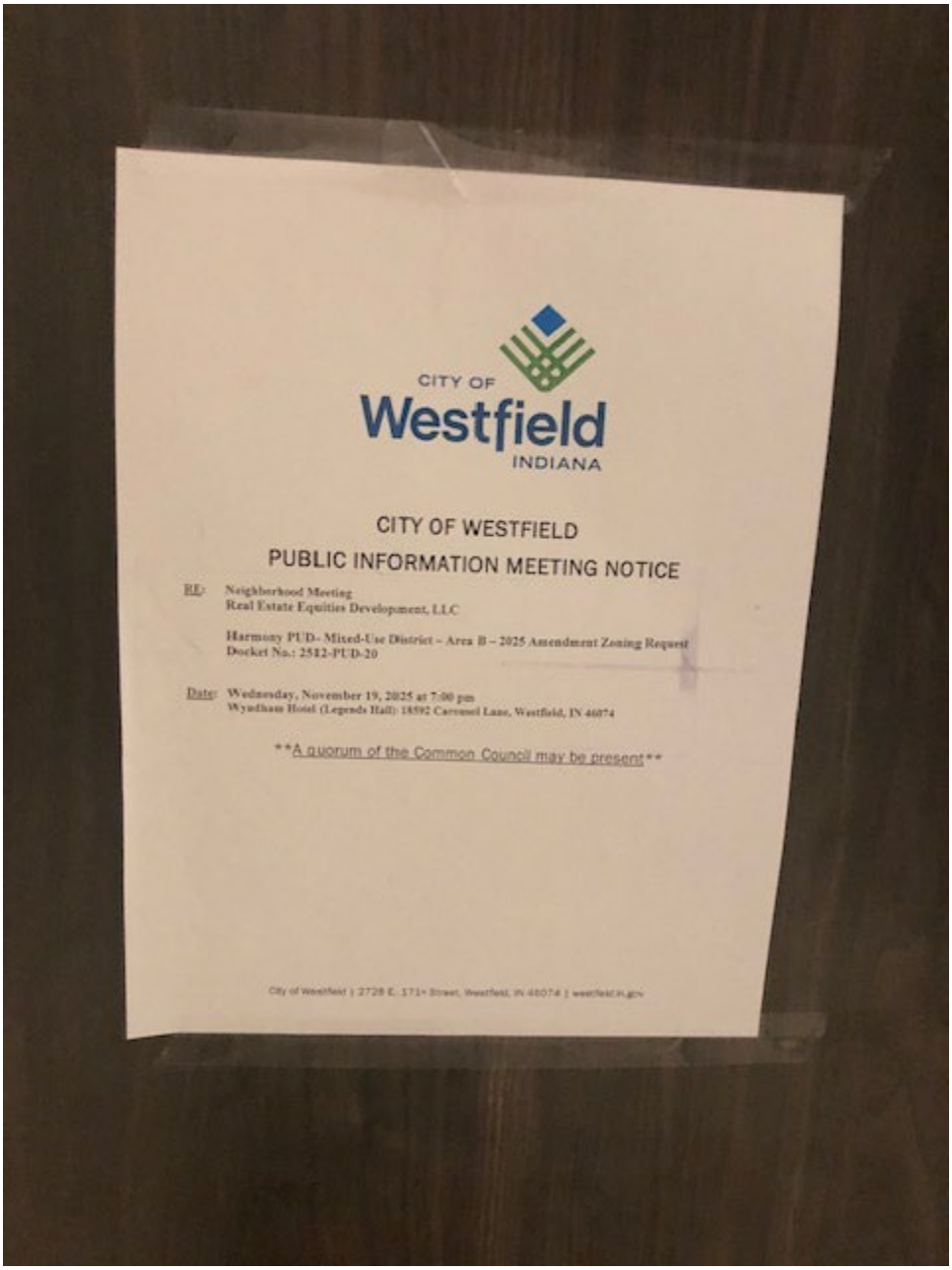


CITY OF
Westfield
INDIANA

CITY OF WESTFIELD

PUBLIC INFORMATION MEETING NOTICE

RE: Neighborhood Meeting
Real Estate Equities Development, LLC

Harmony PUD- Mixed-Use District – Area B – 2025 Amendment Zoning Request
Docket No.: 2512-PUD-20

Date: Wednesday, November 19, 2025 at 7:00 pm
Wyndham Hotel (Legends Hall): 18592 Carousel Lane, Westfield, IN 46074

A quorum of the Common Council may be present

City of Westfield | 2728 E. 171st Street, Westfield, IN 46074 | westfield.in.gov

Docket Number:	2512-PUD-21 (Ord. 25-82) (the "Ordinance")
Petitioner:	Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C.
Request:	A change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the LPH/Community PUD District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Residential/Vacant
Acreage:	19.23 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 25-82 4. Concept Plan 5. Character Exhibits 6. Discharge Process
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the November 24, 2025, City Council meeting.

The petition will receive a public hearing at the December 1, 2025, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting to rezone approximately 19.23 acres from AG-SF1: Agriculture/Single-Family Rural to the LPH / Community PUD, a General Business-underlying PUD District.

The Property is located in both the Employment Corridor and Business Park areas of the current Comprehensive Plan's Land Use Concept Map.

The Northpoint PUD exists to the north and east of the property. The 196th & East PUD, an Enclosed Industrial-underlying PUD exists south of 196th Street to the south of the Property. General Business-zoned property exists to the west of East Street and is where the Community Hospital is currently under construction.

The property was officially annexed into the City on November 24, 2025. The City's online GIS map does not yet reflect this annexation.

ZONING REQUEST

The petitioner in requesting to rezone the Property from AG-SF1 to a General Business-underlying Planned Unit Development (PUD) District.

Concept Plan

The Concept Plan, found in **Exhibit 2** of the PUD (Exhibit 4 of the supplied Exhibits on the agenda), shows a conceptual site plan layout for two primary buildings with parking as well as a smaller accessory building in between. Language within the Ordinance requires Property to be developed in general compliance with the Concept Plan including the general building massing as shown, as determined by the Director of Community Development.

Uses

The Ordinance explicitly defines two (2) uses: Rehabilitation Hospital and Conference Center; these uses would be permitted in addition to any other permitted uses. Also permitted is an Agricultural / Agritourism use, the scope for which is explicitly stated in the PUD. The permission of any Agricultural / Agritourism use would be limited to this narrative.

While the PUD language defaults to the underlying General Business zoning district for permitted uses, an exhaustive list of prohibited uses are included within.

The proposed Rehabilitation Hospital is the primary motive for this rezone request.

Character Exhibits

Character Exhibits found within **Exhibit 3** of the Ordinance (Exhibit 5 of the supplied Exhibits on the agenda) are designed to capture the intended quality of the building to be constructed on the Property. A building on the Property is required to comply with the Architectural Standards of the UDO (Article 6.3) as amended by the PUD and/or compliance with the Character Exhibits – as determined by the Director of Community Development – in the event that there is conflict between Article 6.3 as amended and what is shown in the aforementioned Exhibits.

Development Standards

The only development standards proposed to be modified from what the UDO would otherwise require are related to architecture:

- The Architectural Standards set forth in Article 6.3 of the UDO are proposed to apply to facades that front a Right-of-way or which are visible from adjoining residential districts.
- Language within the PUD would permit architectural metal panels for up to 75% of a façade that does not front a Right-of-way and/or is not visible from an adjoining residential district.
- Provided the character of any proposed building is substantially similar to the Character Exhibits within the Ordinance, Masonry Materials shall only be required to comprise a minimum forty percent (40%) of a Building Façade instead of sixty percent (60%) that would otherwise be required.
- A prefabricated concrete veneer wall system shall be an approved Masonry Material.
- An amendment to the occurrence of building modulation is proposed, provided the building remains substantially compliant with the Character Exhibits contained within the Ordinance.
- Character Exhibits contained within the Ordinance are proposed to apply to the real estate with the exception of language in Section 6.

COMPREHENSIVE PLAN

The Property is located within both the Employment Corridor and Business Park areas of the Comprehensive Plan's Land Use Concept Map.

The Employment Corridor land use is described in detail in the Highway Corridors section of the Comprehensive Plan. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the December 1, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 1, 2025, Plan Commission meeting.**

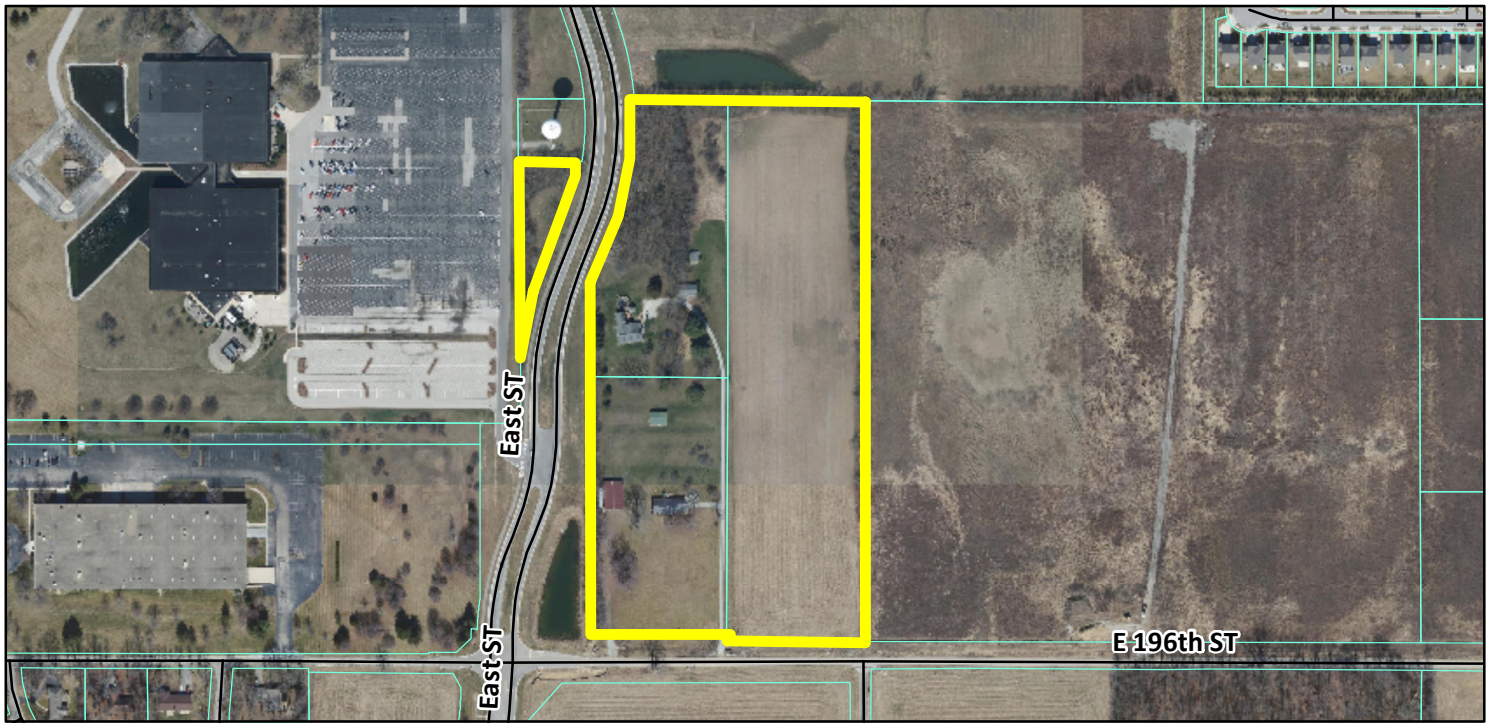
   If APC members are comfortable with the state of the amendment request following the Public Hearing, Staff is agreeable to waiving the workshop requirement; however, Staff does not yet endorse sending a recommendation to Council.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

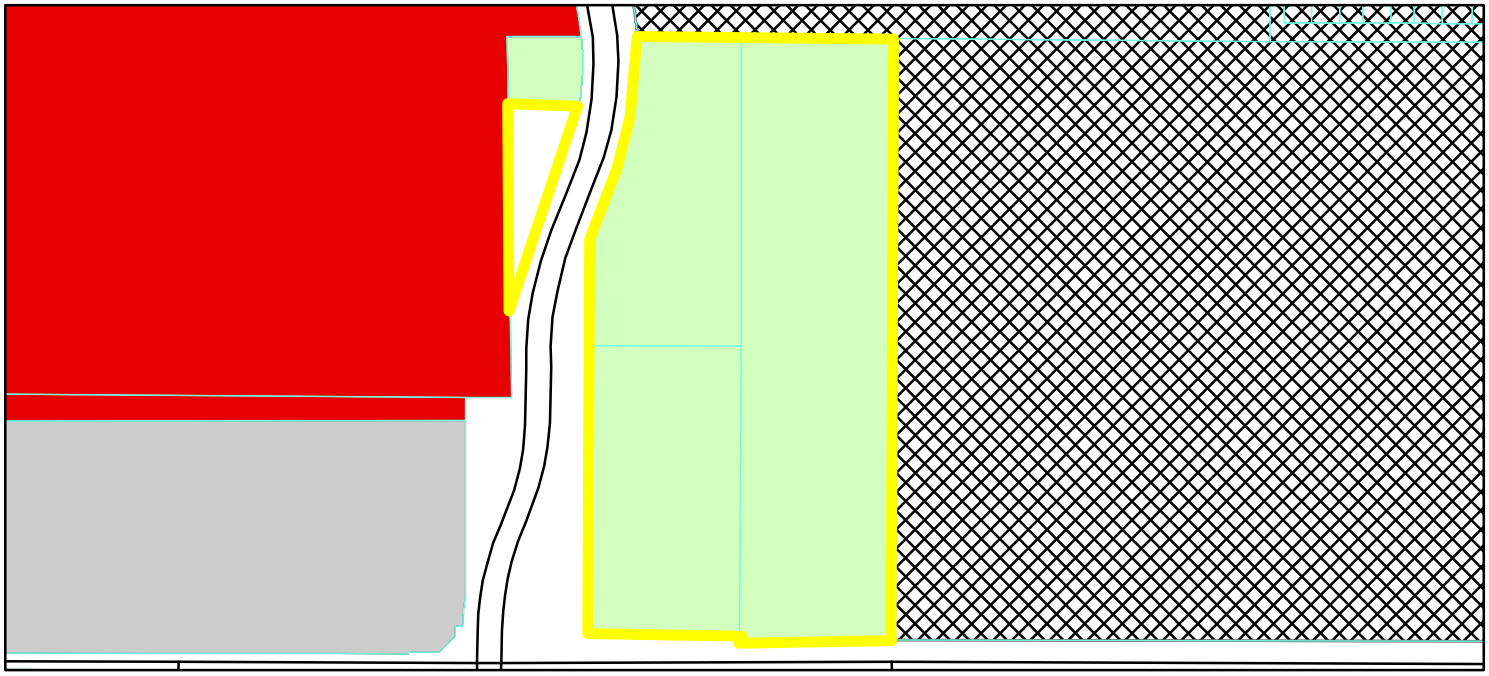
LPH / Community PUD

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
GB (General Business)
PUD (Planned Unit Development)

0 0.05 0.1 Miles

N W E S

ORDINANCE NUMBER 25-82

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**LPH/COMMUNITY PUD District**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2512-PUD-21**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit 1** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2512 -PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2025;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**LPH/COMMUNITY PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Rehabilitation Hospital: An institution that provides psychological, medical, physical and addiction care to patients, that may provide overnight accommodation for persons receiving treatment, and that includes as an integral part of the institution, related facilities such as laboratories, pharmacy, outpatient or training facilities.

2.2 Conference Center. A building or portion of a building used for hosting meetings, seminars, conventions, and similar gatherings.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the General Business District (GB) (the "Underlying Zoning District").

Section 4. **Uses.**

4.1 Uses permitted in the Underlying Zoning District shall be permitted except for the following, which **shall be prohibited**:

a. Auction Rooms

b. Childcare/Daycare Center

i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

c. Garden and Lawn Center

d. Health, Fitness and Exercise Center

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

e. Hotel (or Motel)

f. Restaurant, Fast Food / Restaurant, Specialty / Restaurant, Takeout and Deli-Style / Restaurant Sit-Down

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

g. School, Fine Arts or Commercial

h. School, Professional Trade or Business

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

i. Assembly Halls/Auditoriums

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

j. Educational Institution, without dormitory accommodations

k. Civic Center

l. Museum/Exhibition Hall

m. Religious Institution

n. Civic Club

o. Private Club

p. Farmers Market

q. Nursery

r. High and Medium Intensity Retail

s. Retail, Low Intensity

i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

t. Amphitheater / outdoor theater

u. Tavern (or Nightclub)

v. Theater, indoor

w. Data Processing / Call Center

x. Bus stations / transit stops

y. Special Exception Uses

4.2 Additional Uses: The following additional uses shall be permitted:

a. Agricultural Use / Agritourism Use:

This use shall be limited to the following scope: A community garden area where the public can learn how to grow food for themselves or for food banks and similar food support services with supporting accessory agricultural utility structures. This use shall be developed after a permitted use is developed and not a standalone use.

The community garden may include Accessory Building(s) for restrooms, storage of equipment, and product freezer storage space. These Accessory Buildings shall not be required to be constructed to the architectural standards of a primary structure. Rather, the Character Exhibits attached hereto as **Exhibit 5**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Character Exhibits. Such Accessory Building Character Exhibits are a compilation of images designed to capture the intended quality of the Accessory Building(s) permitted within the District. If a provision of Article 6.3 Architectural Standards is in conflict with the Agricultural Accessory Building Character Exhibits, then the Agricultural Accessory Building Character Exhibits shall control. Compliance with the Accessory Building Character Exhibits shall be determined by the Director of Community Development.

b. Rehabilitation Hospital

c. Conference Center

Section 5. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District.

Section 6. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District except as modified below:

Architectural Standards:

1. Architecture for facades that front a public right of way or which are visible from adjoining residential districts shall comply with the Architectural Requirements of Article 6.3(F) of the UDO.

2. Facades that do not front a public right of way or are not visible from adjoining residential districts shall be permitted to include architectural metal wall panels not to exceed a maximum of seventy-five percent (75%) of the building materials of such a façade, exclusive of windows and doors.

3. Prohibited building finish materials on all facades include wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

4. Provided that a Building Façade is substantially compliant with the Character Exhibits attached hereto (as determined by the Director of Community Development), only forty percent (40%) of the Building Façade shall be required to be Masonry Materials.

5. A prefabricated concrete veneer wall system, similar to the system shown on the attached **Exhibit 4**, shall be an approved Masonry Material.

6. Overhead doors are permitted only on facades that do not front a public right of way or are not visible from adjoining residential districts.

7. As to any Rehabilitation Hospital, the following language shall apply in lieu of Article 6.3(F)(5)(b) of the UDO:

   Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than ninety (90) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall have a depth consistent with the Character Exhibits (as determined by the Director of Community Development) and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

   Notwithstanding the foregoing, deviations from the foregoing requirements shall be permitted to if the Building modulation of the Rehabilitation

Hospital is in substantial compliance with the Character Exhibits (as determined by the Director of Community Development).

Section 7. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 8. **Concept Plan and Character Exhibits.**

8.1 The Concept Plan, attached hereto as **Exhibit 2**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Following detailed site engineering, the configuration and layout of rights-of-way, individual lots, and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general compliance with the Concept Plan, including the general building massing shown, as determined by the Director of Community Development.

8.2 The Character Exhibits, attached hereto as **Exhibit 3**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Character Exhibits. Such Character Exhibits are a compilation of images designed to capture the intended quality of the building(s) to be constructed within the District. If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibits, then the Character Exhibits shall control. Compliance with the Character Exhibits shall be determined by the Director of Community Development.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District.

Section 10. **Severability.** If any term or provision of this Ordinance is held to be illegal or unenforceable, then the validity or enforceability of the remainder of this Ordinance will not be affected.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger

ATTEST:

_____

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-82** was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-82**

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-82**

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by: C. Addison Bradford, Hall, Render, Killian, Heath & Lyman, P.C.

SCHEDULE OF EXHIBITS

Exhibit 1 Real Estate (Legal Description)

Exhibit 2 Concept Plan

Exhibit 3 Character Exhibits

Exhibit 4 Prefabricated Concrete Veneer Wall System

Exhibit 5 Agricultural Accessory Building Character Exhibits

EXHIBIT 1

REAL ESTATE

Parcel One (Parcel No. 08-06-19-00-00-010.000):

Part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County Indiana, more particularly described as follows:

Beginning at the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East; thence West on and along the South line of said South Half 325.55 feet; thence North parallel with the East line of said South Half 1338.3 feet to the North line of said South Half; thence East on and along aforesaid North line 325.55 feet to the East line of said South Half; thence South on and along aforesaid East line 1338.15 feet to the place of beginning.

Except:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows:

Beginning at the Southeast corner of said quarter section, said Southeast corner being designated as point "12000" on said parcel plat; thence North 89 degrees 50 minutes 13 seconds West 325.55 feet along the South line of said quarter section to the Southwest corner of the grantors' land; thence North 0 degrees 00 minutes 53 seconds West 45.00 feet along the West line of grantors' land to point "402" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.55 feet to the East line of said quarter section at point "403" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 45.00 feet along said East line to the point of beginning and containing 0.336 acres, more or less, inclusive of the presently existing right of way, which contains 0.079 acres, more or less.

Parcel Two (Parcel No. 08-06-19-00-00-011.000):

Part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 325.5 feet West of the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, and on the South line thereof; thence West on and along aforesaid South line 325.5 feet; thence North parallel with the East line of the South Half 1338.45 to the North line of said South Half; thence East on and along aforesaid North line 325.5 feet; thence South parallel with the East line of said South Half 1338.3 feet to the place of beginning, containing 10.00 acres, more or less.

EXCEPT THEREFROM: Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows: Commencing at the

Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

ALSO EXCEPT that portion conveyed to the City of Westfield, Indiana reflected in Warranty Deed recorded March 16, 2020 as Instrument No. 2020013856, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing to the Southeast corner of said quarter section designated as point "1000" on said plat; thence South 89 degrees 54 minutes 02 seconds West 651.00 feet along the South line of said section to the Southwest corner of the grantors' land; thence North 0 degrees 08 minutes 47 seconds West 901.67 feet along the West line of the grantors' land to the point of beginning of this description designated as point "1541" on said plat; thence continuing North 0 degrees 08 minutes 47 seconds West 436.99 feet along said West line to the Northwest corner of the granters' land; thence South 89 degrees 56 minutes 51 seconds East 95.83 feet along the North line of the grantors' land; thence Southwesterly 312.88 feet along an arc to the right having a radius of 700.00 feet and subtended by a long chord having a bearing of South 8 degrees 16 minutes 33 seconds Wet and a length of 310.28 feet to the point designated as "725" an said plat; thence South 21 degrees 04 minutes 50 seconds West 139.17 feet to the point of beginning and containing 0.673 acres, more or less.

Parcel Three (Parcel No. 08-06-19-00-00-011.001):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

EXCEPT THEREFROM that portion appropriated to the City of Westfield, Indiana reflected in Order of Appropriation, Couse No. 29D04-2007-PL-005056, recorded August 31, 2021 as

Instrument No. 2021063630 and Agreed Findings and Judgment recorded May 24, 2022 as Instrument No. 2022025881, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat marked EXHIBIT "B", described as follows: Beginning at a point on the South line of said quarter section North 89 degrees 50 minutes 13 seconds West 325.55 feet from the Southeast corner of said quarter section, said point of beginning being the Southeast corner of grantors' land; thence North 89 degrees 50 minutes 13 seconds West 325.50 feet along said South line to the Southwest corner of grantors' land; thence North 0 degrees 00 minutes 53 seconds West 65.00 feet along the West line of grantors' land to point "400" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.50 feet to the East line of grantors' land to point "401" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 65.00 feet to said East line to the point of beginning and containing 0.486 acres, more or less, inclusive of the presently existing right of way, which contains 0.064 acres, more or less.

Parcel Four (Current Parcel No. 08-06-19-00-00-019.000):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence South 89 degrees 54 minutes 02 seconds West 813.42 feet along the south line of said section to the southwest corner of the tract of land described in Deed Record 317, page 604 in the Office of the Recorder of Hamilton County said corner being 813.42 feet west of the east line of said quarter section; then North 0 degrees 08 minutes 47 seconds West 694.96 feet parallel with and 813.42 feet west of said east line to the Point of Beginning;

Thence North 0 degrees 08 minutes 47 seconds West 493.62 feet parallel with and 813.42 feet west of said east line to the southwest corner of the tract of land described in Instrument number 2014010631; thence North 89 degrees 52 minutes 20 seconds East 142.41 feet along the south line of said Instrument; thence Southwesterly 121.99 feet along an arc to the right having a radius of 590.00 feet and subtended by a long chord having a bearing of South 15 degrees 09 minutes 27 seconds West and a length of 121.77 feet; thence south 21 degrees 04 minutes 50 seconds West 175.35 feet; thence southwesterly 218.62 feet along an arc to the left having a radius of 710.00 feet and subtended by a long chord having a bearing of South 12 degrees 15 minutes 35 seconds West and a length of 217.75 feet to the Point of Beginning. Containing 0.728 acres, more or less.

EXHIBIT 2

CONCEPT PLAN

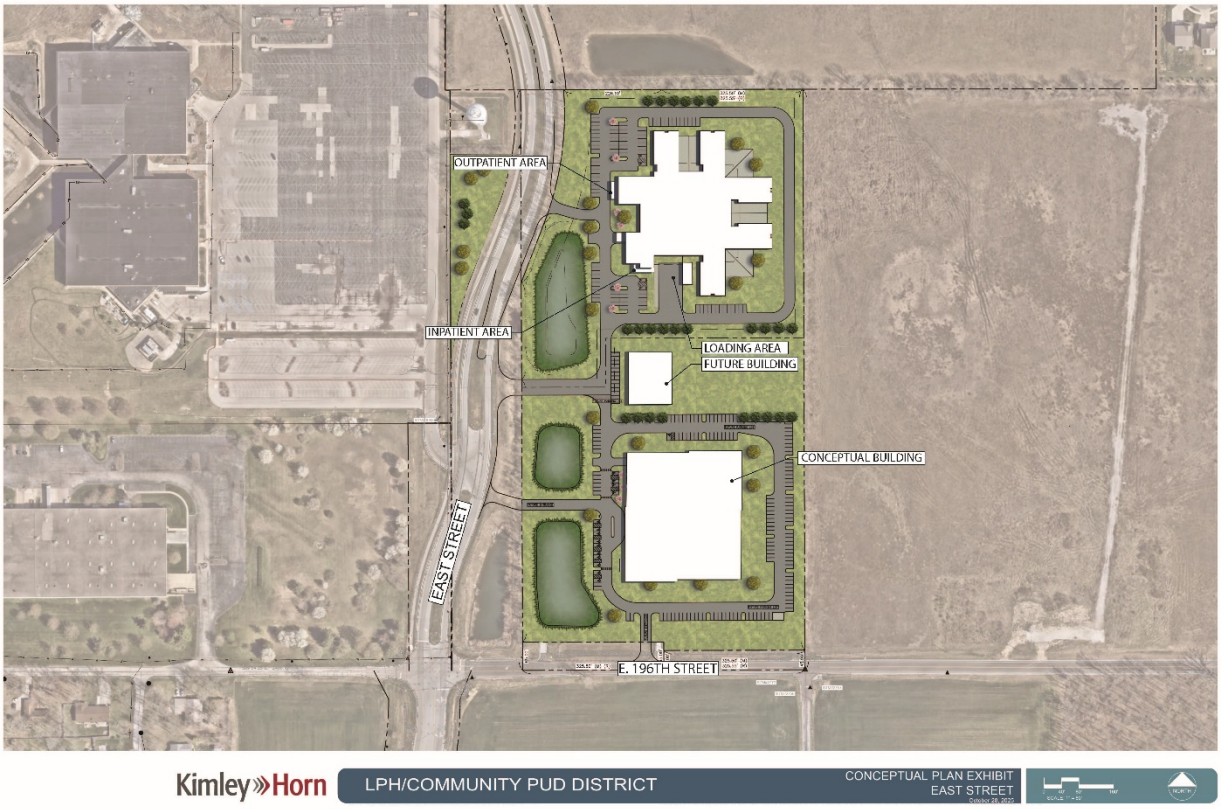


EXHIBIT 3

CHARACTER EXHIBITS

Community
Health Network

Eye Surgeons of Indiana
Community
Osteopathic Family Medicine

Community Health Pavilion

EXHIBIT 4

PREFABRICATED CONCRETE VENEER WALL SYSTEM

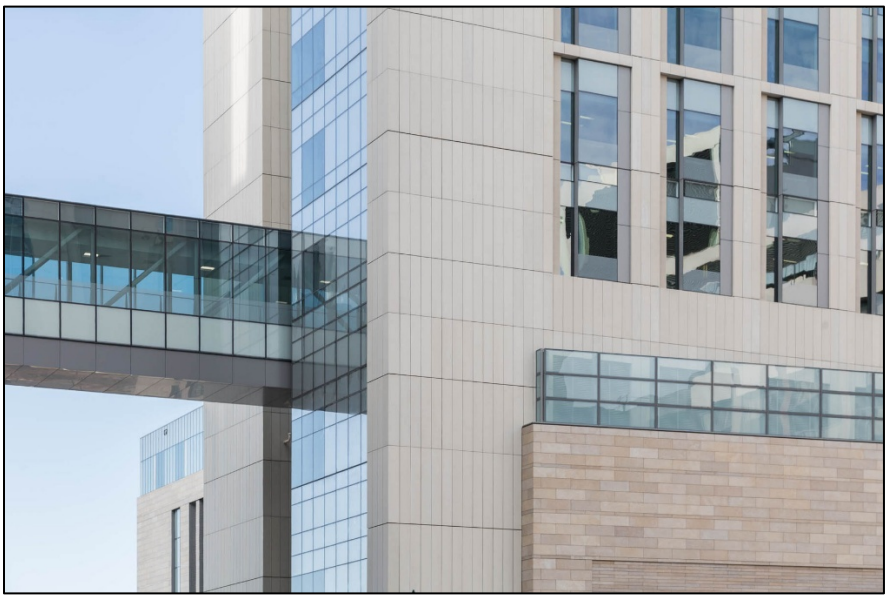
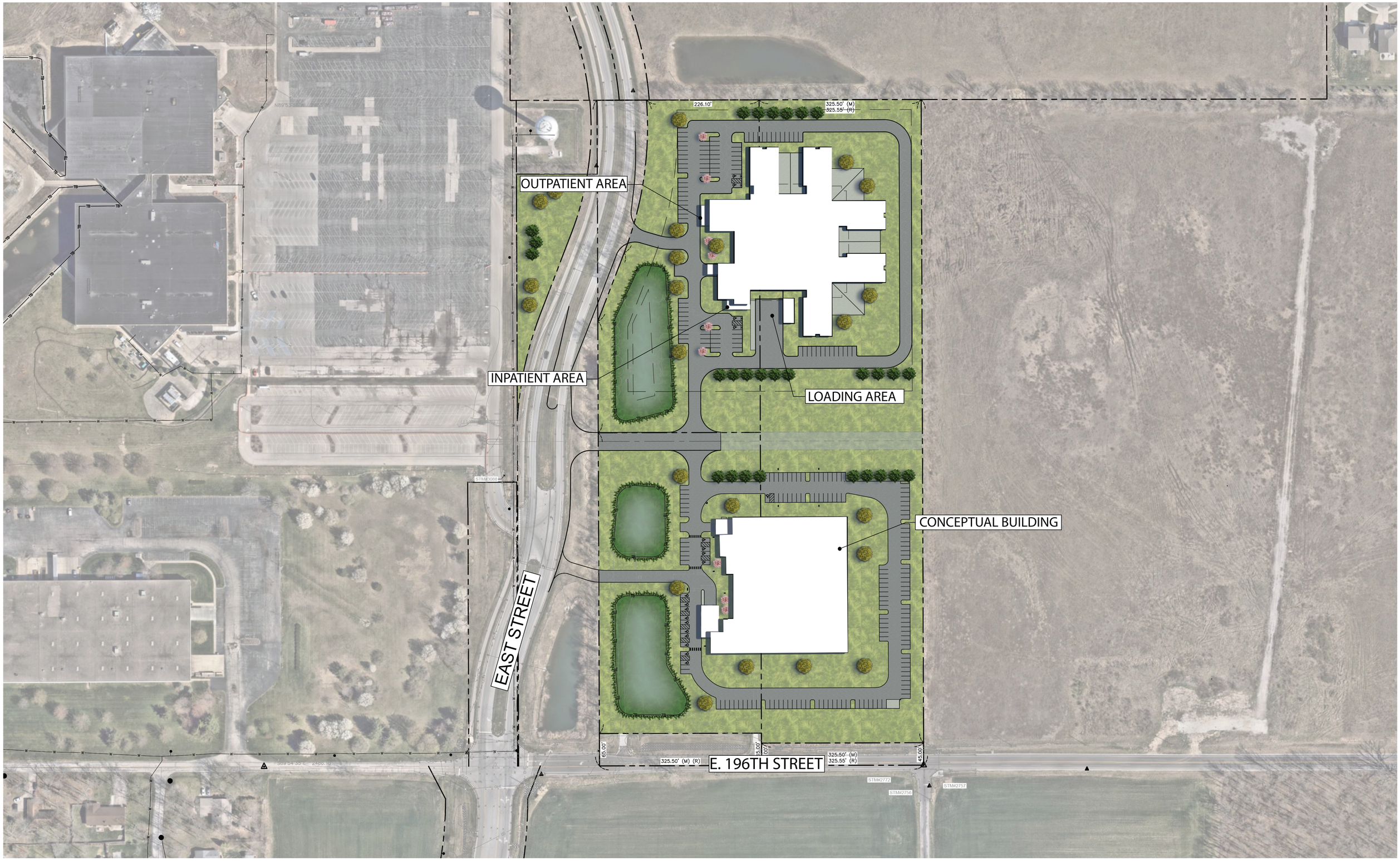


EXHIBIT 5

AGRICULTURAL ACCESSORY BUILDING CHARACTER EXHIBITS



Kimley»Horn

LPH/COMMUNITY PUD DISTRICT

CONCEPTUAL PLAN EXHIBIT
EAST STREET
October 14, 2025

0' 40' 80' 160'
SCALE: 1" = 80'

NORTH

EXHIBIT 3

CHARACTER EXHIBITS

Community
Health Network

Eye Surgeons of Indiana
Community

Community Health Pavilion

1. An individualized discharge plan is created for each patient seeking inpatient treatment at the facility. That planning begins at the time a patient checks into the facility and includes an initial conversation with patient regarding his/her discharge (including obtaining information about a patient's living arrangements and transportation needs). Throughout a patient's stay, there are weekly discharge discussions between the providers and the patient.

2. In terms of the actual discharge, the providers initiate the discharge conversation with the patient 24 hours prior to discharge, including notifying family and/or support systems. Importantly, any safety concerns are addressed prior to discharge. Lifepoint would **never** discharge a person with imminent risk to themselves or others.

3. In terms of transportation, the treating therapist and/or discharge planner will confirm transportation for all patients that leave inpatient treatment. Those providers will determine the appropriate transportation for such patient, which is usually a patient being picked up by a family member/friend or leaving in their own vehicle. Referrals to another facility for additional treatment also common. In the very uncommon situation where neither applies, taxi or, if applicable, bus transportation coordinated (including giving patient voucher for tax or bus) to ensure a patient makes it back home and put in a position to continue their recovery. Again, such transportation would be part of the regular discharge discharge conversations.

4. There is no need or expectation for law enforcement involvement with the discharges. Discharges have not been an issue in the communities Lifepoint operates in, which includes similar suburban areas (including West Chester Township, OH (suburb of Cincinnati) and Newburgh, IN (suburb of Evansville)).